

1 BOCKES ROAD SITE PLAN & CONDITIONAL USE PERMIT

SP# 11-25 & CUP# 04-25

STAFF REPORT

March 25, 2026

SITE: 1 Bockes Road, Map 145/Lot 001-000

ZONING: General - 1 (G-1)

PURPOSE OF PLAN: to propose a 12,000 SF multi-tenant retail building with associated parking and drainage improvements. The retaining wall and minor site grading will encroach into the 75-foot wetland buffer.

PLAN UNDER REVIEW:

1 Bockes Road Non-Residential Site Plan, SP# 11-25 & CUP# 04-25, Map 145 Lot 001, 1 Bockes Road, Hudson, NH; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road, Salem, NH 03079; prepared for: 1 Bockes Road LLC, 25 Pelham Road STE 103, Salem, NH 03079 consisting of 16 sheets and general notes 1-20 on Sheet 2; dated October 21, 2025, revised March 10, 2026.

ATTACHMENTS:

- 1) Site Plan & CUP Applications and associated waiver request, received October 21, 2025— Attachment “A”.
- 2) Project Narrative – Attachment “B”
- 3) Department Review Comments – Attachment “C.”
- 4) GPI Response letter to Fuss & O’Neill comments, dated March 16, 2026 – Attachment “D”.
- 5) Conservation Commission Recommendation dated December 8, 2025 – Attachment “E”.
- 6) 2014-2026 Traffic Analysis Central @ Sullivan – Attachment “F”.
- 7) Site Plan dated October 2, 2024, Revised March 10, 2026.

APPLICATION TRACKING:

- October 21, 2025 – Site plan & CUP applications received.
- November 20, 2025 – Revised application materials received.
- December 10, 2025 – Public Hearing deferred to January 28, 2026.
- January 28, 2026 – Public Hearing held, continued to March 25, 2026.
- March 25, 2026 – Public Hearing scheduled.

WAIVERS REQUESTED:

§290-5.A.4 – Groundwater Recharge Volume

§290-5.A.5 – Stormwater Volumes

§275-17.D.6 – Lighting Requirements

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The site is approximately 3.2 acres and is located in the General – One (G-1) zone, and is currently undeveloped, with a prior 2010 Site Plan approval but was never built. The approved Site Plan has since expired, which is why the applicant is seeking a new Site Plan approval. This site does not have access to Town water or sewer. No section of the property falls within FEMA designated flood zones. The site does contain wetlands along the north-eastern edge of the property. When the 2010 approval was obtained, the commercial wetland buffer was 50-feet. With the current buffer being 75-feet for commercial, the applicant needs to obtain a Conditional Use Permit. The site currently has no curb cuts, and is proposed to be serviced by one on Bockes Road, with no direct access to Central Street from the site. This site is an Asbestos Disposal Site (Inactive), with capped materials on parts of the site. The applicant is seeking three waivers, for which additional information may be found below.

DEPARTMENT COMMENTS

All Departments have been addressed and indicated this project is ready for approval. Full Comments can be found in **Attachment “C.”**

WAIVER REQUESTED

As noted above, the Applicant is seeking three waivers, one waiver has been changed from the prior plan due to changes in the proposed site plan:

1. Waiver for Loading Space Dimensions, **§290-5.A.4 – Groundwater Recharge Volume**. The applicant states that due to being an Asbestos Disposal Site, standard infiltration of water is not practicable, and that stormwater will still be treated per town regulations.
2. Waiver for **§290-5.A.5 – Stormwater Volumes**, to allow for more runoff than would otherwise be allowed. This applicant states that this is due to it being an Asbestos Disposal Site, and that rates still meet town regulations.
3. Waiver for **§275-17.D.6 – Lighting Requirement**, to allow for .2 footcandles of light trespass onto the grass within the right of way. Said light is not proposed to reach the road or any other parcel.

PEER REVIEW

Fuss & O’Neill has completed two rounds of peer review as of January 20, 2026. GPI has provided a response letter as of March 16, 2026, which may be found in Attachment “D”. Neither staff nor departments have objections to these responses.

CONSERVATION COMMISSION

The Conditional Use Permit was reviewed by the Conservation Commission on November 10, 2025, followed by a site walk on November 22, 2025. The project received a favorable recommendation (Attachment “E”) at the December 8, 2025 meeting, subject to the following recommended stipulations:

1. A stipulation and/or note should be added to the plan(s) that states: "During construction and restoration double the amount of erosion control barriers normally required shall be installed and maintained to the satisfaction of the Town Engineer.
2. A stipulation and/or note should be added to the plan(s) that states: "Stockpiling of construction materials is not allowed within the wetland or wetland buffer areas of the site or in areas designated for permanent conservation".
3. A stipulation and/or note should be added to the plan(s) that states: "Storage sheds for chemicals used to manage snow and ice shall not be placed within seventy-five (75) feet of the wetland -or wetland buffer areas and such storage areas shall be shown on the final plan set. Snow storage is to be kept out of the wetland buffer areas.
4. A stipulation and/or note should be added to the plan(s) that states: Approved "Do not cut/Do Not Disturb" town conservation markers shall be installed along the conservation district boundaries (seventy-five (75) foot wetland buffer) at fifty (50) foot intervals.
5. The plans should be updated to indicate that native plant mix shall be used in disturbed areas within the wetland buffer in place of loam & seed and that the specified mix shall be further reviewed and revised to include a diverse mix of perennial plants and other native vegetation.
6. A stipulation and/or note should be added to the plan(s) that states: "Do not mow" or equivalent markers shall be installed along the limits of native seed mix areas where these areas abut lawn areas, or other areas intended to be mowed, at fifty (50) foot intervals.
7. A stipulation and/or note should be added to the plan(s) that states: NHDES Best Management Practices (BMPs) shall be used to eliminate the Japanese Knotweed stand and Bittersweet in the wetland/wetland buffer area to prevent further spread of the invasive species. Methods for more involved management of invasive species using herbicide application shall be discussed with the Engineering Department prior to implementation.

STAFF COMMENTS

Staff notes that this project received Planning Board approval in 2010, and that the Plan-of-Record was recorded at the HCRD on June 30, 2010, as Plan# 36816. The originally approved building was 800 square-feet larger than what is currently being proposed. At that time, a Conditional Use Permit (CUP) was not required, as the Wetland Buffer requirement was 50 feet. The subsequent increase in the wetland buffer to 75 feet now necessitates a CUP for the proposed development.

Given that the Traffic Study associated with the 2010 approval is now seventeen (17) years old, staff finds that an updated traffic study is warranted. The updated study should incorporate the approved 84 Lumber Company project at 3 Sullivan Road. As part of the 84 Lumber Co. approval, it was determined by NHDOT that traffic signals are warranted today for this intersection (Lawrence/Central/Sullivan). Staff recommends that the project engineer coordinate with the same consultants who prepared the traffic study, in order to avoid duplication of effort and to provide a more cost-effective approach for the applicant. We have included the traffic accidents related to the Central and Bockes intersection (Attachment "F").

RECOMMENDATIONS

For this meeting, staff recommends that the Board engage in discussion and deliberation on the revised site plan and associated waiver requests. Following this, the Board may consider either continuing the application to date certain or taking action to approve both the Conditional Use Permit and the Site Plan.

Staff further recommends that the Board review and discuss the stipulations provided by the Conservation Commission, for potential inclusion as conditions of approval within the CUP.

DRAFT MOTIONS:
TO CONTINUE:

I move to continue the Non-Residential **Site Plan** for the Proposed Retail Building SP# 11-25, Map 145 / Lot 001, 1 Bockes Road, Hudson, NH, to date certain _____, 2026.

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

I move to continue the **Conditional Use Permit** for the Proposed Retail Building CUP# 04-25, Map 145 Lot 001, 1 Bockes Road, Hudson, NH, to date certain _____, 2026.

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

TO GRANT A WAIVER:

I move to grant a waiver **§290-5.A.4 – Groundwater Recharge Volume**, to allow for less groundwater recharge rate than existing where it would otherwise not be allowed, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

I move to grant a waiver **§290-5.A.5 – Stormwater Volumes**, to allow for more runoff than would otherwise be allowed, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

I move to grant a waiver **§275-17.D.6 – Lighting Requirement**, to allow for .2 footcandles of light trespass onto the grass within the right of way where otherwise 0 footcandles would be allowed, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

TO APPROVE:

I move to approve the **Site Plan Application** for the Proposed Retail Building: 1 Bockes Road Non-Residential Site Plan, SP# 11-25, Map 145 Lot 001, 1 Bockes Road, Hudson, New Hampshire; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road, Salem, NH 03079; prepared for: 1 Bockes Road LLC, 25 Pelham Road STE 103, Salem, NH 03079 consisting of 16 sheets and general notes 1-20 on Sheet 2; dated October 21, 2025, last revised March 10, 2026; and:

That the Planning Board finds that this application complies with the Zoning Ordinance, and with the Land Use Regulations with consideration of the waivers granted 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, together with the Site-Plan-of-Record.
2. All improvements shown on the Site Plan-of-Record, including all Notes, shall be completed in their entirety and at the expense of the applicant or the applicant’s assigns.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “As-Built” site plan shall be provided to the Town of Hudson Development Services Department, confirming that the site conforms to the Planning Board approved Site Plan.
5. A cost allocation procedure (CAP) fee amount of \$48,480.00, prepared in accordance with the 2025 CAP Fee Matrix, shall be paid prior to the issuance of the Certificate of Occupancy.
6. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer at which time, a Health and Safety Report shall be provided.
7. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
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. The applicant or his assigns, at his/her expense, shall be responsible for repairing all construction cuts, if any, on Bockes Rd., Lawrence Rd. and Rte. 111, and this work shall be properly bonded with the Town of Hudson, and if applicable, the State of New Hampshire.
11. The plan shall reflect hours of operation from 9:00AM to 10:00 PM.
12. A Geotech report that be submitted to the Town prior to the issuance of a foundation permit.

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

I move to approve the **Conditional Use Permit Application** for the Proposed Retail Building Site Plan: 1 Bockes Road Non-Residential Site Plan, CUP# 04-25, Map 145 Lot 001, 1 Bockes Road, Hudson, New Hampshire; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road, Salem, NH 03079; prepared for: 1 Bockes Road LLC, 25 Pelham Road STE 103, Salem, NH 03079 consisting of 16 sheets and general notes 1-20 on Sheet 2; dated October 21, 2025, last revised March 10, 2026; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Site Plan Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Town Planner, Town Engineer, and Town Counsel.
3. Planning Board endorsement of the Plan shall be contingent upon proof of a valid Alteration of Terrain (AOT) Permit issued by New Hampshire Department of Environmental Services (NHDES).
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M, Monday thru Saturday. No exterior construction activities shall be allowed on Sundays.

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

CUP approval draft stipulations recommended by the Conservation Commission:

1. A stipulation and/or note should be added to the plan(s) that states: "During construction and restoration double the amount of erosion control barriers normally required shall be installed and maintained to the satisfaction of the Town Engineer.
2. A stipulation and/or note should be added to the plan(s) that states: "Stockpiling of construction materials is not allowed within the wetland or wetland buffer areas of the site or in areas designated for permanent conservation".
3. A stipulation and/or note should be added to the plan(s) that states: "Storage sheds for chemicals used to manage snow and ice shall not be placed within seventy-five (75) feet of the wetland -or wetland buffer areas and such storage areas shall be shown on the final plan set. Snow storage is to be kept out of the wetland buffer areas.
4. A stipulation and/or note should be added to the plan(s) that states: Approved "Do not cut/Do Not Disturb" town conservation markers shall be installed along the conservation district boundaries (seventy-five (75) foot wetland buffer) at fifty (50) foot intervals.
5. The plans should be updated to indicate that native plant mix shall be used in disturbed areas within the wetland buffer in place of loam & seed and that the specified mix shall be further reviewed and revised to include a diverse mix of perennial plants and other native vegetation.
6. A stipulation and/or note should be added to the plan(s) that states: "Do not mow" or equivalent markers shall be installed along the limits of native seed mix areas where these areas abut lawn areas, or other areas intended to be mowed, at fifty (50) foot intervals.
7. A stipulation and/or note should be added to the plan(s) that states: NHDES Best Management Practices (BMPs) shall be used to eliminate the Japanese Knotweed stand and Bittersweet in

the wetland/wetland buffer area to prevent further spread of the invasive species. Methods for more involved management of invasive species using herbicide application shall be discussed with the Engineering Department prior to implementation.



*Town of Hudson
12 School Street
Hudson, NH 03501*

SITE PLAN APPLICATION

Revised August 2024

The following information must be filed with the Planning Department *at the time of filing a site plan application*:

1. One (1) original completed application with original signatures.
2. One (1) full plan set *folded* (sheet size: 22" x 34").
3. One (1) original copy of the project narrative.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. Site Plan Review Checklist.
6. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
7. ***All plans shall be folded*** and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

The following information is required to be filed with the Planning Department ***no later than 10:00 A.M., Tuesday ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review.***

Any plan revisions that require staff review must be submitted no later than 10:00A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.

1. Submission of fifteen (15) 11" X 17" plan sets *folded*, revised if applicable.
2. Submission of one (1) full plan set *folded* (sheet size: 22" x 34"), if revised.
3. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.

Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner.

SITE PLAN APPLICATION

Date of Application: 10/21/2025 Tax Map #: 145 Lot #: 1

Site Address: 1 Bockes Road

Name of Project: Proposed Retail Building

Zoning District: General (G-1) General SP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: 1 Bockes Road, LLC

Deepak Sharma

Address: 25 Pelham Road, Suite 103

25 Pelham Road, Suite 103

Address: Salem, NH 03079

Salem, NH 03079

Telephone # _____

Email: dspediatrics@hotmail.com

dspediatrics@hotmail.com

PROJECT ENGINEER:

SURVEYOR:

Name: Greenman-Pedersen, Inc.

Greenman-Pedersen, Inc.

Address: 44 Pelham Road

44 Pelham Road

Address: Salem, NH 03079

Salem, NH 03079

Telephone # 603-766-5238

603-766-5238

Email: cyork@gpinet.com

cyork@gpinet.com

PURPOSE OF PLAN:

A proposed 12,000 s.f. multi-tenant retail building with associated parking and drainage improvements.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

_____ I have no comments _____ I have comments (attach to form)

_____ Title: _____ Date: _____

(Initials)

Department:

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SITE DATA SHEETPLAN NAME: Proposed Retail BuildingPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 145 LOT 1DATE: 10/21/2025-----
Location by Street: 1 Bockes RoadZoning: General (G-1)Proposed Land Use: Proposed multi-tenant retail buildingExisting Use: VacantSurrounding Land Use(s): ResidentialNumber of Lots Occupied: 1Existing Area Covered by Building: 0Existing Buildings to be removed: 0Proposed Area Covered by Building: 12,000 s.f.Open Space Proposed: 62%Open Space Required: 40%Total Area: S.F.: 137,850 Acres: 3.16Area in Wetland: 9,915 s.f. Area Steep Slopes: 33,365 s.f.Required Lot Size: 87,120 s.f.Existing Frontage: > 200'Required Frontage: 200'

| Building Setbacks: | Required* | Proposed |
|--------------------|-----------------------|-----------------------|
| Front: | <u>50' (Arterial)</u> | <u>70' (Arterial)</u> |
| Side: | <u>30' (Local)</u> | <u>57' (Local)</u> |
| Rear: | <u>15'</u> | <u>201'</u> |
| | <u>15'</u> | <u>N/A</u> |

SITE DATA SHEET

(Continued)

Flood Zone Reference: FIRM # 33011C0536E

Width of Driveways: 30'

Number of Curb Cuts: 1

Proposed Parking Spaces: 60

Required Parking Spaces: 60

Basis of Required Parking (Use): Retail business

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: _____
(Attach stipulations on separate sheet) _____

Waiver Requests

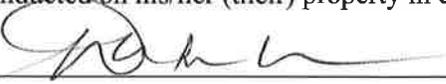
| <i>Town Code Reference:</i> | <i>Regulation Description:</i> |
|-----------------------------|------------------------------------|
| <u>276-11.1 B. (12)(b)</u> | <u>100' Residential Buffer</u> |
| <u>290-5.A.4</u> | <u>Groundwater Recharge Volume</u> |
| <u>290-5.A.5</u> | <u>Stormwater Volumes</u> |
| | |
| | |

| | |
|-------------------------------|-------------|
| (For Town Use Only) | |
| Data Sheets Checked By: _____ | Date: _____ |

SITE PLAN APPLICATION AUTHORIZATION

I hereby apply for *Site Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Site Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  Date: 10/15/25

Print Name of Owner: DEEPAK Sharma

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer:  Date: 10/15/25

Print Name of Developer: DEEPAK Sharma

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Proposed Retail Building

Street Address: 1 Bockes Road

I 1 Bockes Road, LLC hereby request that the Planning Board waive the requirements of item 290-5.A.4 Groundwater Recharge Volume of the Hudson Land Use Regulations in reference to a plan presented by Greenman-Pedersen, Inc.

(name of surveyor and engineer) dated 10/21/25 for property tax map(s) 145 and lot(s) 1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

Because this is an Asbestos Disposal Site, and infiltration is not practicable, we are requesting a waiver from the required groundwater recharge volume.

The stormwater from the proposed site is still being treated per Town regulations, so the project will not create any water quality impairment.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

It is our professional opinion that the minimization of groundwater recharge is not detrimental to the wetland resource area.

Signed:



Applicant or Authorized Agent

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Proposed Retail Building

Street Address: 1 Bockes Road

I 1 Bockes Road, LLC hereby request that the Planning Board waive the requirements of item 290-5.A.5 Stormwater Volumes of the Hudson Land Use Regulations in reference to a plan presented by Greenman-Pedersen, Inc.

(name of surveyor and engineer) dated 10/21/25 for property tax map(s) 145 and lot(s) 1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

Because this is an Asbestos Disposal Site, and infiltration is not practicable, we are requesting a waiver from the required stormwater volume rates.

The volume of proposed stormwater is greater than existing rates, but the stormwater runoff rates still meet the Town's regulations.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

It is our professional opinion that the increase in stormwater volume is not detrimental to the wetland resource area.

Signed:



Applicant or Authorized Agent

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Proposed Detail Building

Street Address: 1 Rockes Road

I Deepak Sharma, Rockes Road, LLC hereby request that the Planning Board waive the requirements of item ~~R-27.5-B(1)(b)~~ - 100' Residential Buffer of the Hudson Land Use Regulations in reference to a plan presented by Greenman Pedersen, Inc.

Greenman Pedersen, Inc. (name of surveyor and engineer) dated 10/21/25 for property tax map(s) 145 and lot(s) 1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

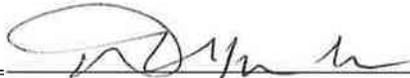
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

Due to site constraints including wetlands on the property and the shape of the lot, we are unable to meet the 100' residential buffer requirement. We have proposed 88' from the nearest residential property line across the street to the edge of the paved driveway in front of the proposed building.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

The intent of the regulation is to prevent excessive light spillover onto adjacent properties and public ways. It is our professional opinion that the minor reduction in the residential buffer is not detrimental to the neighboring residential properties. The residential property line is across Rockes Road and additional landscape screening is proposed.

Signed:


Applicant or Authorized Agent

SCHEDULE OF FEES**A. REVIEW FEES:**

| <u>1. Site Plan Use</u> | <u>Project Size/Fee</u> | |
|--|--|-----------------|
| Multi-Family | \$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50 | \$ _____ |
| Commercial/Semi Public/Civic or Recreational | \$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter. | \$ <u>1,884</u> |
| Industrial | \$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter. | \$ _____ |
| No Buildings | \$30.00 per 1,000 sq.ft. of proposed developed area | \$ _____ |

CONSULTANT REVIEW FEE: (Separate Check)

Total 3.16 acres @ \$600.00 per acre, or \$1,250.00, whichever is greater. \$ 1,900

This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

| | |
|--|-----------------|
| <u>11</u> Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @ \$5.58 (or Current Certified Mail Rate) \$6.08 | \$ <u>66.88</u> |
| <u>2</u> Indirect Abutters (property owners within 200 feet) @ \$0.73 (or Current First Class Rate) \$0.78 | \$ <u>1.56</u> |

C. TAX MAP UPDATING FEE: (FLAT FEE) \$ 275.00

TOTAL \$ 4,127.44

SCHEDULE OF FEES
(Continued)

| | |
|---------------------------|----------------------|
| (For Town Use) | |
| AMOUNT RECEIVED: \$ _____ | DATE RECEIVED: _____ |
| RECEIPT NO.: _____ | RECEIVED BY: _____ |

NOTE: fees below apply only upon plan approval, not collected at time of application.

D. RECORDING:

*****The applicant shall be responsible for the recording of the approved plan, and all documents as required by an approval, at the Hillsborough County Registry of Deeds (HCRD), located at 19 Temple Street, Nashua, NH 03061. Additional fees associated with recording can be found at HCRD.*****

E. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

*****The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant’s application, plan and related materials.*****

TOWN OF HUDSON
SITE PLAN REVIEW CHECKLIST

This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

Key: Y=Yes P =Pending W=Waiver Request

Relevant Regulations:

§ 276-11.1 General Plan Requirements

§§ 275-8 – 275-9 Site Plan Requirements

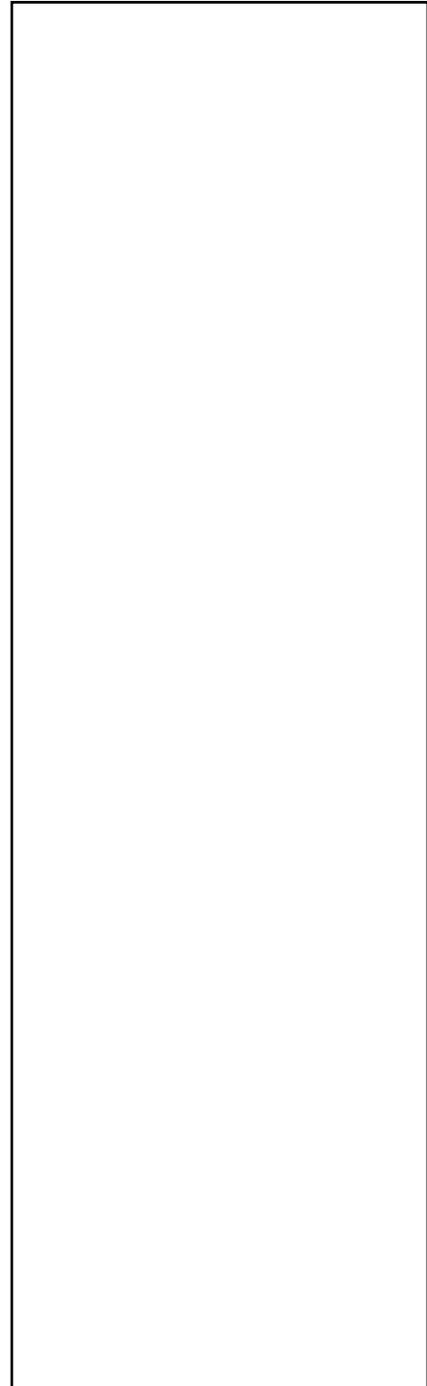
- | <u>Y</u> | <u>P</u> | <u>W</u> | | |
|----------|-------------------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A list of the names and addresses of the owner(s) of the property, the applicant(s), and all abutters as indicated in the office of the Town Assessor records not more than five (5) days prior to the day of filing [§ 276-11.1.A.] |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Sets of plans and copies as indicated on application. |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Scale no smaller than 50 feet to the inch (1" = 50') [§ 276-11.1.B.(2)] |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title block in the lower right-hand corner of the plan, containing: [§ 276-11.1.B.(3)] |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title, including the term "site plan" or "subdivision plan" |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The name for whom the plan was prepared |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Preparer of the plan |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The scale(s) of the plan |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date of the plan |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Appropriate revision block |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Approval block (2"x6") located on the lower left corner of each sheet, with the required language and signature line [§ 276-11.1.B.(4) & § 289-27.A] |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Owner's printed name and address and signature [§ 276-11.1.B.(6)] |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of all abutting property owners [§ 276-11.1.B.(7)] |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A locus plan at one inch equals 1,000 feet (1" = 1,000') [§ 276-11.1.B.(8)] |

Notes

(Continue next page)

- 15. - Boundary of the entire parcel held in single ownership with boundary dimensions and bearings [§ 276-11.1.B.(9)]
- 16. - Error of closure shown and certified by a licensed land surveyor
- 17. - North point arrow
- 18. - Zoning classification note of the tract and location of the zoning district boundaries if the property is located in two or more zoning district [§ 276-11.1.B.(10)]
- 19. - The location of all buildings within 50 feet of the tract [§ 276-11.1.B.(15)]
- 20. - The location of roadways, driveways, travel areas or parking areas within 200 feet of the tract, in accordance with § 276-11.1.B.(16)
- 21. - Existing topography at two-foot contour intervals of that portion of the tract being proposed for development from a topographic survey and contours on the remainder of the tract from a reliable plan source [§ 276-11.1.B.(17)]
- 22. - Proposed topography at two-foot contour intervals [§ 276-11.1.B.(18)]
- 23. - A note identifying the Tax Map and Lot Number of the tract [§ 276-11.1.B.(19)]
- 24. - The location of all existing buildings (including size and height), driveways, sidewalks, parking spaces, loading area, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements landscaping and other pertinent items. [§ 276-11.1.B.(20)]
- 25. - The location of all proposed construction, buildings, structures, pavement, etc. [§ 276-11.1.B.(21)]
- 26. - A green area shown between the right-of-way line and any pavement, gravel or structure meeting the required minimum width [§ 276-11.1.B.(22)]
- 29. - Note any pertinent highway projects. [§ 276-11.1.B.(23)]

(Continue next page)



**TOWN OF HUDSON
SITE PLAN REVIEW CHECKLIST**

This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

Key: Y=Yes P =Pending W=Waiver Request NA=Not Applicable (please explain)

- | | <u>Y</u> | <u>P</u> | <u>W</u> | <u>NA</u> | | <u>Notes</u> |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|--------------|
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location of all building setback lines as required by Chapter 334, Zoning, and setback lines as required by § 276-11.1.B.(12). | |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location size and character of all signs or a note* stating "All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof." [§ 276-11.1.B.(13)] *The discrepancy on the note language is correct – reference to the Planning Board in the regulations is outdated. | |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location, detail and character of all exterior lighting or a note stating: "There will be no exterior lighting." [§ 276-11.1.B.(14)] | |
| 33. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required open space, including the calculation showing the requirement is met [§ 276-11.1.B.(24)] | |
| 34. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Parking space calculation showing and a statement stating the required parking spaces are provided [§ 275-8.C.(2) & (3)] | |
| 35. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required dimensions for parking space [§ 275-8.C.(4)] | |
| 36. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required dimensions for aisle/access drive [§ 275-8.C.(5)] | |
| 37. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required off-street loading spaces [§ 275-8.C.(6)] | |
| 38. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required landscaping for the parking lot, including calculation shown the planting requirement is met [§ 275-8.C.(7)] | |
| 39. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required screening for visual separation of incompatible uses [§ 275-8.C.(8)] | |
| 40. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Handicap accessibility provided in accordance with the latest ADA Regulations [§ 275-8.C.(11)] | |
| 41. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Stormwater Management Plan [§ 275-9.A] | |
| 42. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Traffic Study, if required [§ 275-9.B] | |
| 43. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Noise Study, if required [§ 275-9.C] | |

(Continue next page)

TOWN OF HUDSON
SITE PLAN REVIEW CHECKLIST

This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

Key: Y=Yes P =Pending W=Waiver Request NA=Not Applicable (please explain)

- | | <u>Y</u> | <u>P</u> | <u>W</u> | <u>NA</u> | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 44. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Fiscal Impact Study, if required [§ 275-9.D] |
| 45. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Utility Study [§ 275-9.E] |
| 46. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Copies of any proposed or existing easements, covenants, deed restrictions or any other similar document pertinent to the Site Plan [§ 275-9.F] |
| 47. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A copy of all applicable Town, state, county or federal approvals or applications [§ 275-9.G] |
| 48. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Environmental Impact Study, if required [§ 275-9.I] |

Notes

(End of checklist)



*Town of Hudson
12 School Street
Hudson, NH 03501*

CONDITIONAL USE PERMIT APPLICATION:
WETLAND CONSERVATION OVERLAY DISTRICT

Revised September 2025

Applications must be received at least 21 days prior to the Planning Board and Conservation Commission meetings at which the application will be heard. *The following information must be filed to each board.*

CONSERVATION COMMISSION:

1. Ten (10) copies of the completed application, including the project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
2. Ten (10) reduced size plan sets *folded* (sheet size: 11" X 17"). Plans require the stamp of a licensed land surveyor and a certified wetlands scientist. At a minimum, plans must show topography and any wetland within fifty (50) feet of the proposed project.

***Complete Application material should be delivered to the Engineering Department (603)886-6008.**

PLANNING BOARD:

1. One (1) copy of the completed application, including the project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
2. One (1) full size plan set *folded* (sheet size: 22" x 34") and fifteen (15) reduced size plan sets *folded* (sheet size: 11" X 17"). Plans require the stamp of a licensed land surveyor and a certified wetlands scientist. At a minimum, plans must show topography and any wetland within fifty (50) feet of the proposed project.
3. A list of direct abutters and indirect abutters, and two (2) sets of mailing labels for abutter notifications.
4. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
5. Check should be made payable to the *Town of Hudson*, and submitted to the Planning Department.

***Complete Application material & check should be delivered to the Planning Department (603)886-6008.**

Revised plans and other application materials must be filed with the Planning Department *no later than 10:00A.M., Tuesday ONE WEEK prior to the scheduled meeting, as applicable. The purpose of these materials is hardcopy distribution to Planning Board members, not review.*

Any plan revisions that require staff review must be submitted no later than 10:00A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.

Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner and Town Engineer.

CONDITIONAL USE PERMIT APPLICATION

Date of Application: 10/21/2025 Tax Map #: 145 Lot #: 1

Site Address: 1 Bockes Road

Name of Project: Proposed Retail Building

Zoning District: General (G-1) General CUP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: 1 Bockes Road, LLC

Deepak Sharma

Address: 25 Pelham Road, Suite 103

25 Pelham Road, Suite 103

Address: Salem, NH 03079

Salem, NH 03079

Telephone # _____

Email: dspediatrics@hotmail.com

dspediatrics@hotmail.com

PROJECT ENGINEER or SURVEYOR:

CERTIFIED WETLANDS SCIENTIST:

Name: Greenman-Pedersen, Inc.

Greenman-Pedersen, Inc.

Address: 44 Pelham Road

44 Pelham Road

Address: Salem, NH 03079

Salem, NH 03079

Telephone # 603-766-5238

603-766-5224

Email: cyork@gpinet.com

jbolduc@gpinet.com

PURPOSE OF PLAN:

A proposed 12,000 s.f. multi-tenant retail building with associated parking and drainage improvements.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

_____ I have no comments _____ I have comments (attach to form)

_____ Title: _____ Date: _____
(Initials)

Department: _____

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SITE DATA SHEET

PLAN NAME: Proposed Retail Building

PLAN TYPE: (Site Plan, Subdivision, or other) Site Plan

LEGAL DESCRIPTION: MAP 145 LOT 1

DATE: 10/21/2025

Location by Street: 1 Bockes Road

Zoning: General (G-1)

Proposed Land Use: Proposed multi-tenant retail building

Existing Use: Vacant

Total Site Area: S.F.: 137,850 Acres: 3.16

Total Wetland Area (SF): 9,915 s.f.

Permanent Wetland Impact Area (SF): 0

Permanent Wetland Buffer Impact Area (SF): 5,070 s.f.

Temporary Wetland Impact Area (SF): 0

Temporary Wetland Buffer Impact Area (SF): 0

Flood Zone Reference: FIRM # 33011C0536E

Proposed Mitigation:

Additional buffer zone plantings are proposed where disturbance occurs within the
75' wetland setback.

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

WETLAND CONDITIONAL USE PERMIT CHECKLIST

| Yes | No | NA | <u>QUESTIONS/INFORMATION NEEDED</u> | HCC Comments |
|--|----------------------------------|----------------------------------|--|--------------|
| NARRATIVE REPORT | | | | |
| Existing Conditions | | | | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description. | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Is there evidence of altered wetlands or surface waters on site? | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | • Description of each wetland and associated values | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Was property surveyed? If yes, the date of survey. (Please attach the survey plan) | |
| National Wetland Inventory | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | • Vegetative cover types | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | • Existence of vernal pools and associated habitat | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | • Unique geological and cultural features | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | NH Natural Heritage inventory – For list of rare and endangered species, contact the • NH Division of Forests and Lands (603)271-3623 | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | • Wildlife and fauna species, including estimated number and locations (large projects) | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | • Public or private wells located within the vicinity | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | • Monitoring well(s) located on site | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | • Current land use and zoning district | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | Photos of existing area (please use color photos) | |
| Proposed Project Description | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Entire project and associated activities | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | Time table of project and anticipated phasing | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Land use | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Grading plan | |
| Impact to Wetlands and/or Buffers | | | | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | • Depending on size and proposed impacts, a report from a biologist may be appropriate | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Removing, filling, dredging, or altering (Area square ft. and locations) | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | Intercepting or diverging of ground or surface water (Locations and size) | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | • Change in run-off characteristics | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Delineation of drainage area contributing to each discharge point | |

Attachment "A"

| Yes | No | NA | Questions/Information Needed | <u>HCC COMMENTS</u> |
|----------------------------------|----------------------------------|----------------------------------|---|---------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Erosion control practices | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> • If using rip-rap, attach documentation explaining why other erosion control methods are not feasible | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> • How storm water runoff will be handled | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | If backyards or lots include a buffer area, buffer restriction wording shall be included in each deed (A physical marker may be requested to designate buffer boundaries at site) | |

Mitigation

| | | | | |
|----------------------------------|-----------------------|----------------------------------|---|--|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Square footage of mitigation – wetland and upland areas | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Wetland or upland plants identified to replace any losses | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <ul style="list-style-type: none"> • Restoration plan for planting and vegetation | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Conservation easements, including location and aesthetic, wildlife and vegetative values | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <ul style="list-style-type: none"> • If easement is on or added to the site(s), a copy of the legal document shall be given to the HCC (HCC conservation easement markers may also be required along the easement) | |

CONCEPTUAL SITE PLAN/DRAWING

| | | | | |
|----------------------------------|-----------------------|----------------------------------|---|--|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | All prime and other wetlands in the vicinity | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50', buffer areas highlighted in color | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Assessor's sheet(s), lot(s), and property account number(s) | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Existing and proposed structures | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Square footage listed for temporary and permanent impact | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species) | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Topographical map with contours | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Storm water treatment swales and basins highlighted in color if in buffer area | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Conservation and utility easements | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Grading plan | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Culvert, arch, bridge - sizes, material, etc. | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Vegetative cover types | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Vernal pools | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Existing and proposed stone walls, tree lines, and unusually large, rare or beautiful trees, and other notable site features | |

QUESTIONS TO CONSIDER BEFORE SUBMITTING

- Will the increased discharge cause erosion and channelization?
- Is there potential for off-site flooding?
- Does the decreased infiltration in the drainage area cause vegetation stress due to reduced or increased ground water or surface water discharge into wetland?
- Will the nutrients in the runoff increase eutrophication potential in downstream water bodies?
- Do you own any adjacent parcels or easements for roadways across adjacent parcels which could be used for access to avoid a wetland crossing
- Does a wetland crossing occur where it will result in the least amount of alteration to a wetland?
- Is preservation of upland areas adjacent to the impacted wetland a priority?
- Can using an alternative crossing design such as a bridge, retaining wall, etc. decrease the width or area of wetland alteration?
- Does a proposed road crossing of a wetland exceed the minimum width acceptable to the Planning Board and can this be negotiated downwards?
- Have you established that no reasonable alternative access from a public way to an upland is possible?
- Can the parking lot spaces be decreased?
- Is the roadway designed in such a way that does not restrict the flow of water?
- Is additional information needed to assess water quality impacts due to runoff?
- Is there an increase in other pollutants (e.g., heavy metals, turbidity, coli form) from streets and parking lots?
- Is there a need to restrict or prohibit the use of pesticides and fertilizers?
- Is there a need to restrict the use of roadway salting?

CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION

I hereby apply for *Conditional Use Permit* and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Conditional Use Permit* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Hudson Conservation Commission, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  Date: 10/15/25
Print Name of Owner: DEEPAK SHARMA

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer:  Date: 10/15/25
Print Name of Developer: DEEPAK SHARMA

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

SCHEDULE OF FEES

(Fee covers both Conservation Commission & Planning Board)

A. REVIEW FEES:

1. Conditional Use Permit
\$100 Flat Fee \$ 100.00

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

| | | |
|--------------|--|---|
| <u>11</u> | Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$6.08 (or Current Certified Mail Rate) | Included in \$ <u>Site Plan fees</u> |
| <u>2</u> | Indirect Abutters (property owners within 200 feet) @\$0.78 (or Current First Class Rate) | Included in \$ <u>Site Plan fees</u> |
| TOTAL | | \$ <u>\$100</u> |

| | |
|---------------------------|----------------------|
| (For Town Use) | |
| AMOUNT RECEIVED: \$ _____ | DATE RECEIVED: _____ |
| RECEIPT NO.: _____ | RECEIVED BY: _____ |

October 27, 2025

Hudson Planning Board
12 School Street
Hudson, NH 03051

RE: Site Plan Application
Proposed Retail Building
1 Bockes Road

Dear Members of the Hudson Planning Board:

Greenman-Pedersen, Inc. (GPI), on behalf of the project applicant, 1 Bockes Road, LLC, is submitting an application for Site Plan Approval and a request for a Conditional Use Permit for the parcel at 1 Bockes Road identified as Map 145, Lot 1. The lot is bound by Central Street (Route 111) to the south, Lawrence Road to the west, Bockes Road to the north and a residential property to the east. The site is undeveloped. There are wetlands located along the easterly side of the property. The site is registered by the NH Department of Environmental Services as an asbestos disposal site (ADS Site #060).

The plan was previously approved in 2010. The applicant is proposing to develop the property with a new 12,000 s.f. multi-tenant retail building. The property is located in the General One (G-1) zoning district, where a retail use is permitted by right. The proposed building meets all setback requirements. Access to the proposed building will be via Bockes Road. Parking will be located along three sides of the building. 60 parking spaces are proposed.

In order to mitigate increases in peak discharge rates and volumes of stormwater runoff as a result of the new impervious surfaces, a comprehensive stormwater management system has been designed that includes deep sump catch basins with hooded outlets, a Jellyfish filter, and underground Stormtech detention chambers.

The site will be serviced by private water and sewer. Electric service will be underground from an existing utility pole on Bockes Road. Site lighting and landscaping is proposed. The hours of operation will be 6AM to 10 PM, 7 days a week. A Trip Gen Memo has been prepared and is included with this submittal.

As mentioned above, we are requesting a Conditional Use Permit in the Wetlands Conservation Overlay District for encroachment into the 75 foot wetland buffer, per section 334-35 of the Hudson Zoning Ordinance. Some minor site grading and a retaining wall are proposed within the wetland buffer. The proposed activity will have no significant negative environmental impacts to abutting or downstream properties.

This Conditional Use Permit request is formatted in accordance with the provisions of the Hudson Zoning Ordinance, section 334-37A. (1) and (2). The required criteria are printed below in bold text. Our response is printed beneath the criteria:

(1) The proposed activity minimizes degradation of land situated within the District and offsets potential adverse impacts to functions and values of wetlands, surface waters, and vernal pools including but not limited to their capacity to:

- (a) Support fish and wildlife;**
- (b) Attenuate flooding;**
- (c) Supply and protect surface and groundwater resources;**
- (d) Remove sediments;**

- (e) Remove pollutants;**
- (f) Support wetland vegetation;**
- (g) Promote public health and safety; and**
- (h) Moderate fluctuations in surface water levels.**

The proposed stormwater system is sized to reduce and treat the runoff entering the wetlands. The limit of work is 55' from the edge of wetlands. As mentioned above, that is just for minor site grading. This area will be replenished with buffer zone plantings.

(2) The proposed activity will have no significant negative environmental impact to abutting or downstream properties and/or hydrologically connected water and/or wetland resources, including:

- (a) Increased potential for erosion, siltation, and turbidity of surface waters;**
- (b) Loss of fish and wildlife habitat;**
- (c) Loss of unique habitat having demonstrable natural, scientific, or educational value;**
- (d) Loss or decrease of beneficial aquatic organisms and wetland plants and their habitat;**
- (e) Increased danger of flooding and/or transport of pollutants; and**
- (f) Destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community.**

The limit of proposed grading is approximately 20 feet higher than the base flood elevation. There are no changes in drainage patterns and erosion control measures will be implemented during construction activities.

(3) The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce impact to the Wetland Conservation Overlay District.

The project was previously approved by the Hudson Planning Board in 2010. Back then the wetland setback was 50'. In order to minimize the disturbance within the current 75' buffer, the updated site layout has been shifted as far as possible to the west while still maintaining building setback requirements. We have also reduced the size of the building. This results in no impervious surfaces within the wetland buffer. Only minor site grading and a retaining wall are proposed within the wetland buffer.

(4) The proposed activity incorporates the use of those Best Management Practices recommended by the New Hampshire Department of Environmental Services and/or other state agencies having jurisdiction.

As mentioned above, a comprehensive stormwater management system has been designed that includes deep sump catch basins with hooded outlets, a Jellyfish filter, and underground Stormtech detention chambers

(5) All applicable federal and/or state permit(s) have been received for the proposed activity in accordance with New Hampshire Code of Administrative Rules, Part Env-Wt 100-800 and Section 404 of the Federal Clean Water Act, as amended.

This does not apply to this project. There are no state or federal permits required.

(6) Where applicable, proof of application to all required state and/or federal permits.

This does not apply to this project. There are no state or federal permits required.

(7) Prior to making a decision on any Conditional Use Permit pursuant to the Wetland Conservation Overlay District, the Planning Board shall receive a written comment from the Conservation Commission. The Conservation Commission may recommend the Planning Board impose conditions of approval is deemed necessary to mitigate the potential for adverse effects of the proposed activity or use.

This request will be presented to the Hudson Conservation Commission for their review and recommendation.

Site Plan Application
1 Bockes Road
October 27, 2025
Page 3

If you have any questions or need additional information, please feel free to contact me at (603) 766-5238 or by email to cyork@gpinet.com.

Sincerely,
Greenman-Pedersen, Inc.

Christopher M. York, P.E.
Project Manager

Planning Board Sign-off

| | | | |
|---------------|--|----------|--|
| Project Name | | Map/Lot: | |
| Site Address: | | Zone: | |
| | | Due by: | |

| Project Status | | Ready for Approval | Awaiting Revisions | Approval with Stipulations |
|-----------------|---------|--------------------|--------------------|----------------------------|
| DEPARTMENT | INITIAL | | | |
| FUSS & O'NEILL: | | | | |
| ZONING: | | | | |
| ASSESSING: | | | | |
| ENGINEERING: | | | | |
| PUBLIC WORKS: | | | | |
| FIRE: | | | | |
| POLICE: | | | | |

Comments:

Planning Board Sign-off

| | | | |
|---------------|--|----------|--|
| Project Name | | Map/Lot: | |
| Site Address: | | Zone: | |
| | | Due by: | |

Extended Comments:

March 16, 2026

Ms. Brooke Dubowik
Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

SUBJECT: Response to Fuss & O'Neill Comments
1 Bockes Road Site Plan, 1 Bockes Road
Tax Map 145 Lot 1
Hudson, NH
(GPI Project No. NEX-2500040)

Dear Ms. Dubowik:

Greenman Pedersen, Inc. (GPI) is in receipt of the Peer Review Letter prepared by Steven W. Reichert, P.E. of Fuss & O'Neill, dated January 20, 2026, regarding the above referenced project. Below we have included the outstanding comments requiring input from GPI in *italics*, followed by our responses in **bold text**.

4. Traffic (HR 275-9.B)

- a. **Former Fuss & O'Neill Comment:** *HR 275-9.B. We have reviewed the trip generation analysis letter prepared by Greenman-Pedersen, Inc. (GPI) dated October 16, 2025, for the proposed retail development on the 1 Bockes Road (Tax Map 145 / Lot 1) site in Hudson, New Hampshire. This analysis includes an estimate of the expected traffic to be generated by the proposed retail building.*

The procedures that GPI uses are reasonable and use appropriate ITE trip generation information for the scenario provided. The proposed development is expected to generate approximately 736 vehicle trips per weekday, including 47 trips during the AM peak hour (26 entering and 21 exiting) and 86 trips during the PM peak hour (43 entering and 43 exiting). On Saturdays, the development is projected to generate about 964 daily vehicle trips, with 80 trips occurring during the Saturday midday peak hour (41 entering and 39 exiting).

GPI notes that no reductions in trips generated were taken for pass-by trips, which are trips already present on the adjacent roadway network that turn into the site on impulse or part of an overall trip elsewhere, and not as a pre-determined trip to the retail businesses at the site. The proposed retail businesses at the site are not identified in the submission documents, so determining a percentage of pass-by trips that would access the site would be difficult.

GPI concludes in their letter that traffic volume increases are not expected to significantly affect prevailing operations along the corridor, and they anticipate that the development can be safely and efficiently accommodated along the existing roadway network. We note that although the tenants for the proposed retail spaces have not been identified, the estimated trip generation values are not insignificant. The project is estimated to be adding 86 trips to the roadway network during the weekday PM peak hour and 964 trips on Saturdays. It would be anticipated that the majority of those trips will be accessing Lawrence Road and the Bockes Road site via the unsignalized intersection at Route 111 (Central Street), but no trip distribution information is included in the letter. The Lawrence Road approach to Central Street appears to be a single vehicle wide, so queuing of vehicles may occur while waiting for lead vehicles to turn left onto Central Street or go straight to Sullivan Road.

New Fuss & O'Neill Comment: *The applicant has stated that the application has been submitted to the NHDOT and they are awaiting review comments.*

GPI RESPONSE: NHDOT provided no review comments and issued a driveway permit containing the same conditions as the original driveway permit issued in 2012, which includes the construction of offsite improvements to provide a right turn lane in Central Street and two turn lanes in Lawrence Road.

9. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- b. **Former Fuss & O'Neill Comment:** HR 275-17.D.2. The applicant should note the hours of operation for the site and the relationship of those hours to the site lighting.

Current Fuss & O'Neill Comment: The applicant has added the hours of operation to the plan. The applicant should provide information about whether lighting will be dimmed or turned off during non-operation hours.

GPI RESPONSE: During non-operation hours the exterior lighting will be dimmed to levels appropriate for providing nighttime site security.

- c. **Former Fuss & O'Neill Comment:** HR 275-17.D.6. The supplicant has proposed 0.2 fc of light trespass onto the adjacent Central Street right-of-way. We note that no light trespass reaches the actual roadway.

Current Fuss & O'Neill Comment: We recommend that the applicant revise the lighting layout to remove the light trespass or request a waiver from this Regulation.

GPI RESPONSE: Given that the travel way within Central Street is more than 50 feet from the right-of-way line, a waiver from this requirement is requested on behalf of the applicant.

If you have any questions or need additional information, please do not hesitate to contact me either by phone at (603) 374-7912 or by email at djordan@gpinet.com.

Sincerely,

GREENMAN-PEDERSEN, INC.



David R. Jordan, P.E., L.L.S., LEED AP
Vice President
Director of Project Delivery – Land Development
44 Stiles Road
Salem, NH 03079

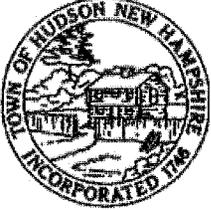
enclosure(s)

cc: Steven W. Reichert



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chairman Dave Morin, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

Motion to Recommend approval by the Planning Board of the Wetland Buffer Conditional Use Permit Application related to the subject Commercial Site Plan Application

Date: December 8, 2025

Case: 1 Bockes Rd LLC – Commercial Site Plan and Conditional Use Permit Application
1 Bockes Rd, Hudson, NH
Map 145, Lot 1
Zone: General (G-1)

Description of work to be performed:

The project proposes construction of a 12,000 SQFT Multi-tenant retail building with 60 spaces for parking, previously approved in 2010 at 1 Bockes Rd, Map 145, Lot 1. The lot is bound by Central Street to the South, Lawrence Road to the West, Bockes Rd to the North and a residential Property to the East. The site is undeveloped and there are wetlands located to the easterly side of the property. The site is registered by the NH Department of Environmental Services as asbestos disposal site (ADS Site #060). Some minor site grading and a retaining wall are proposed within the wetland buffer. The site plan if constructed, as shown will have a permanent wetland buffer impact of 5,070 square feet.

Members Present:

Chair, Mr. Murphy X, Vice-Chair, Mr. Dickinson X, Clerk, Mr. Cameron X, Mr. Walter X, Ms. Griswold X.

Conservation Members Stepping Down:

None

Alternates Seated:

None

Motion to "Recommend":

Mr. Dickinson moved to recommend a favorable acceptance by the Hudson Planning Board of the Conditional Use Permit application filed by representatives of 1 Bockes, LLC, reference Tax Map 145, Lot 1,

Attachment "E"

dated November 10, 2025, revised N.A. After application review, the Hudson Conservation Commission finds that the uses presented by the applicant, the associated grading, and retaining wall comply with Town of Hudson Zoning Ordinance 334, Article IX- Wetland Conservation Overlay District, paragraphs 334-36(C) 2 through 4 and 334-37. This favorable acceptance is contingent upon Planning Board approval of the proposed site plan and with the recommended stipulations listed below:

General recommendations by the Hudson Conservation Commission to the Planning Board

1. A stipulation and/or note should be added to the plan(s) that states: "During construction and restoration double the amount of erosion control barriers normally required shall be installed and maintained to the satisfaction of the Town Engineer.
2. A stipulation and/or note should be added to the plan(s) that states: "Stockpiling of construction materials is not allowed within the wetland or wetland buffer areas of the site or in areas designated for permanent conservation".
3. A stipulation and/or note should be added to the plan(s) that states: "Storage sheds for chemicals used to manage snow and ice at the site shall not be placed within seventy-five (75) feet of the wetland or wetland buffer areas and such storage areas shall be shown on the final plan set. Snow storage is to be kept out of the wetland buffer areas.
4. A stipulation and/or note should be added to the plan(s) that states: Approved "Do not cut/Do Not Disturb" town conservation markers shall be installed along the conservation district boundaries (seventy-five (75) foot wetland buffer) at fifty (50) foot intervals.
5. The plans should be updated to indicate that native plant mix shall be used in disturbed areas within the wetland buffer in place of loam & seed and that the specified mix shall be further reviewed and revised to include a diverse mix of perennial plants and other native vegetation.
6. A stipulation and/or note should be added to the plan(s) that states: "Do not mow" or equivalent markers shall be installed along the limits of native seed mix areas where these areas abut lawn areas, or other areas intended to be mowed, at fifty (50) foot intervals.
7. A stipulation and/or note should be added to the plan(s) that states: NHDES Best Management Practices (BMPs) shall be used to eliminate the Japanese Knotweed stand and Bittersweet in the wetland/wetland buffer area to prevent further spread of the invasive species. Methods for more involved management of invasive species using herbicide application shall be discussed with the Engineering Department prior to implementation.

Motion seconded by: Mr. Walter

*This motion is based on the plan(s) submitted by the applicant. It is recommended that if changes are made to the plan(s) that result in additional impacts to the wetland and/or wetland buffer area(s), the plan(s) be resubmitted to the Conservation Commission for further review.

Roll Call Vote:

Mr. Murphy Y, Mr. Dickinson Y, Mr. Walter Y, Ms. Griswold Y, Mr. Cameron N.
(Y = yea, N = nay, A = abstain).

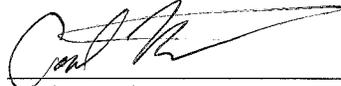
Attachment "E"

Motion X carried or ___ failed (check one). Vote count: 4 / 1 / 0 (yea/nay/abstain).

Dissent Reason(s):

The Applicant failed to demonstrate to the satisfaction to the dissenter that they have completely satisfied criteria 334-37A Item #3 "The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce impact to the Wetland Conservation District Overlay".

Respectfully submitted,



Carl Murphy,
Chairman

**Motor Vehicle Traffic Accident Study
Central Street at Sullivan Road
1/1/2014 to 2/1/2026**

Attachment "F"

| YEAR | 12:00 AM TO 11:59 AM | 12:00 PM TO 11:59 PM | INJURIES | PROPERTY DAMAGE | Arrests | WEATHER | FINDINGS |
|-------------|---------------------------------|---------------------------------|-----------------|----------------------------|----------------|----------------|---|
| 2026 | 1 | | 1 | 2 | | | 1 Accident, 2 vehicles No Vehicle Defects No Fatalities 1 Suspected Serious Bodily Injury |
| 2025 | 2 | 1 | | 3 | | | 3 Accidents, 5 vehicles 1 Collision with wildlife 1 Visual Obstruction 2 Inattention/Distraction No Vehicle Defects No Fatalities No Injuries |
| 2024 | 1 | 4 | 3 | 4 | | 1 | 5 Accidents, 7 vehicles 1 Collision with bicyclist 1 Collision with wildlife 1 Collision with guardrail face 1 Interstate Carrier 2 Intrastate Carrier No Vehicle Defects No Fatalities 1 No Serious Bodily Injuries 1 Weather Related Road Conditions |
| 2023 | 1 | 1 | 1 | 1 | | 1 | 2 Accidents, 3 vehicles 1 vehicle off road 1 Inattention/Distraction No Vehicle Defects No Fatalities 1 No Serious Bodily Injuries 1 Snowy Road Conditions |

**Motor Vehicle Traffic Accident Study
Central Street at Sullivan Road
1/1/2014 to 2/1/2026**

Attachment "F"

| | | | | | | |
|------|---|---|---|---|---|--|
| 2022 | 1 | 1 | 1 | 1 | 1 | 2 Accidents, 4 vehicles 2 Failure to Yield Right of Way No Vehicle Defects No Fatalities 1 No Serious Bodily Injuries 1 Snowy Road Conditions |
| 2021 | 2 | 1 | 2 | 2 | | 3 Accidents, 4 vehicles 1 Collision with wildlife 2 Failure to Yield Right of Way No Vehicle Defects No Fatalities 2 No Serious Bodily Injuries |
| 2020 | 1 | | | | | 1 Accident, 2 vehicles 1 Failure to Yield Right of Way No Vehicle Defects No Fatalities No Injuries |
| 2019 | | 2 | | 1 | | 2 Accidents, 2 vehicles 1 Failure to Yield Right of Way No Vehicle Defects No Fatalities No Injuries |
| 2018 | | 2 | | | | 2 Accidents, 4 vehicles 1 Failure to Yield Right of Way 1 Improper Passing/Overtaking No Vehicle Defects No Fatalities No Injuries |
| 2017 | | 1 | | | | 1 Accident, 2 vehicles |

**Motor Vehicle Traffic Accident Study
Central Street at Sullivan Road
1/1/2014 to 2/1/2026**

Attachment "F"

| | | | | | | | |
|--------|----|----|----|--|---|---|------------------------------------|
| | | | | | | | 1 Failure to Yield Right of Way |
| | | | | | | | No Vehicle Defects |
| | | | | | | | No Fatalities |
| | | | | | | | No Injuries |
| 2016 | | 1 | | | | | 1 Accident, 2 vehicle |
| | | | | | | | 1 Failure to Yield Right of Way |
| | | | | | | | No Vehicle Defects |
| | | | | | | | No Fatalities |
| | | | | | | | No Injuries |
| 2015 | 1 | 3 | 3 | | 1 | | 4 Accidents, 8 vehicles |
| | | | | | | | 2 Inattention/Distraction |
| | | | | | | | 1 Physical Impairment |
| | | | | | | | 1 Disregard Traffic Control Device |
| | | | | | | | No Vehicle Defects |
| | | | | | | | No Fatalities |
| | | | | | | | No Serious Bodily Injury |
| 2014 | | 2 | 1 | | | 1 | 2 Accidents, 4 vehicles |
| | | | | | | | 2 Failure to Yield Right of Way |
| | | | | | | | No Vehicle Defects |
| | | | | | | | No Fatalities |
| | | | | | | | No Serious Bodily Injury |
| | | | | | | | 1 Rain/Wet Road Conditions |
| Totals | 10 | 19 | 12 | | | | |