

84 LUMBER SITE PLAN AMENDMENT REQUEST **& TWO-YEAR EXTENSION REQUEST**

SP# 05-26

STAFF REPORT

May 27, 2026

SITE: 3 Sullivan Road, Map 145/Lot 015-000

ZONING: Industrial (I)

PURPOSE OF REQUEST: to amend/remove Stipulation No. 13 of the August 23, 2023 approved site plan (SP# 09-22) and to request a two-year extension for the approved site plan.

PRIOR PLAN APPROVAL:

Site Development Plans / 84 Lumber Company, Map 145 Lot 15, 3 Sullivan Road, Hudson, New Hampshire; prepared by: Fieldstone Land Consultants, PLLC, 206 Elm Street, Milford, NH 03055; prepared for 84 Lumber Company, 1019 Route 519, Building 4, Eighty Four, PA 15330; consisting of 11 sheets and general notes 1-26 on Sheet 2 and 3 Exhibit sheets; dated August 2, 2022; last revised August 10, 2023.

ATTACHMENTS:

1. Amended Site Plan Application, received May 18, 2026 – Attachment “A”.
2. Extension Request, received May 18, 2026 – Attachment “B”.
3. Request Narrative – Attachment “C”.
4. Department Review Comments – Attachment “D”.
5. Site Plan Notice of Approval SP# 09-22, dated August 23, 2023 – Attachment “E”.
6. Permitting Timeline Memo & DOT Permit, prepared by VAI, dated April 3, 2026 – Attachment “F”

APPLICATION TRACKING:

- May 5, 2026 – Amended Site Plan received
- May 27, 2026 – Public hearing scheduled.

WAIVER REQUESTED:

- §275-13.A.(2) – Effective and expiration dates of PLAN approval

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The approval currently under consideration was originally granted August 23, 2023, and included fourteen (14) conditions of approval. While the majority of these conditions were standard requirements typically applied to development applications, Stipulations 8 through 14 were project-specific and are summarized as follows:

8. No woodcutting or wood processing shall occur on site.

9. Noise barriers recommended in the sound study shall be implemented according to manufacturer's specifications.
10. Forklifts shall not be diesel powered and shall be equipped with ambient sensitive white noise backup alarms.
11. Tractor Trailer or other Heavy Trucks shall not be present on Saturdays.
12. Offsite improvements as presented at the intersection of Sullivan Road/Bridle Bridge Road/Site Driveway shall be completed to the satisfaction of the Engineering Department, and the DPW, prior to the issuance of a Certificate of Occupancy.
13. The applicant shall comply with NHDOT's decision on the traffic signal warrant analysis, and shall fund any improvements as necessary.
14. A fence that is 100-feet in length fence shall be placed at 15 Sullivan Road to provide visual screening. The material shall be 6-foot wooden stockade, and the placement of the fence shall be chosen by the owner of 15 Sullivan Road.

The applicant has requested that Stipulation No. 13 be modified or removed. Staff has determined that such a request cannot be addressed administratively and therefore requires a public hearing and formal consideration by the full Planning Board.

Department Comments

Engineering provided the following comments:

The Engineering Department does not recommend that the Planning Board entertain relief from Stipulation 13.

The applicant knowingly and voluntarily agreed to this stipulation, contingent upon the traffic signal being warranted by the State. That condition has been satisfied, as State staff have confirmed that a signal is warranted at this location. As such, the basis for the stipulation remains valid and enforceable.

The current request for removal appears to be driven by funding considerations and the State's reluctance to assume ownership and maintenance of an additional traffic signal. While these may be practical concerns for the applicant and the State, they do not negate the underlying public safety justification for the requirement, nor do they supersede the conditions of approval previously accepted by the applicant.

It is important to note that this location has experienced a documented history of accidents. The installation of a warranted traffic signal is a recognized and reasonable mitigation measure to address known safety concerns. Removing this stipulation, despite the established warrant, could be viewed as inconsistent with the Town's obligation to protect public health, safety, and welfare.

Furthermore, granting relief under these circumstances may expose the Town to potential liability by knowingly allowing a condition to be waived where a documented safety need exists and where mitigation has already been identified and agreed upon. It may also set an unfavorable precedent for future applicants seeking relief from duly adopted conditions based on financial or operational preferences rather than changed

site conditions or regulatory requirements.

For these reasons, the Engineering Department strongly recommends that Stipulation 13 remain in full force and effect as part of the project's required off-site improvements.

Department of Public Works (DPW) provided the following comment:

I concur. There is no way there should be any relief from stipulation 13. They agreed to it, it is warranted, and it's a liability to think otherwise. The class of vehicles that project will bring to that intersection are larger and slower moving, which will create more problems without signalization.

Police provided the following comment:

I agree with what everyone else has already said. This is a dangerous intersection, and the developer should be held to stipulation 13.

Fire provided the following comment:

Fire is not in favor of removing the proposed light.

The **Fire Chief** provided the following comment:

Elvis's reply is very eloquent and on point. The only thing I can add is that I agree to everything Elvis said.

Full departmental comments are included in Attachment "D".

STAFF COMMENTS

Staff concurs with the opinions expressed in the departmental comments. The original stipulation references only the requirement to comply with the outcome of the traffic signal warranted analysis, and did not contemplate other NHDOT permits or approvals as a substitute for the warrant determination. As reflected in the staff comments, removal of this stipulation is not recommended.

Staff further notes that the applicant has submitted a request for an extension in conjunction with the amendment request. It was the mutual understanding of both staff and the applicant that the three-year extension period enacted by the state in 2025 applied to this case. However, because the plan not being recorded, the statutory change does not apply, and the approval is considered expired.

A waiver request has been submitted to allow consideration of the extension based on a three-year expiration period rather than the original two-year period, as the applicant has been actively working through the NHDOT warrant process. Staff believes the applicant has not acted negligently and would have submitted the extension request prior to the two-year expiration had it been understood by both staff and the applicant that the approval remained subject to the original two-year limitation.

RECOMMENDATION

For this meeting, staff recommends that the Board accept the Amended Site Plan application, open and conduct the public hearing, and deliberate on the waiver request and extension request prior to consideration of the requested amendment to the approval.

Staff recommends granting the waiver as requested to permit consideration of the extension request regardless of the outcome of the proposed amendment. In the event the Board does not approve the amendment request, staff further recommends discussion with the applicant regarding an appropriate timeframe for extension of the existing approval.

MOTION TO ACCEPT:

I move to accept the Amended Site Plan Application 84 Lumber Company SP# 05-26, Map 145 Lot 15, 3 Sullivan Road, Hudson, New Hampshire.

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

MOTION TO GRANT A WAIVER:

I move to grant a waiver from **§275-13.A.(2) – Effective and expiration dates of PLAN approval** – To allow for extension of the plan based on a three-year expiration date, 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: _____

MOTION TO DENY:

I move to deny the Amended Site Plan Application 84 Lumber Company SP# 05-26, Map 145 / Lot 15, 3 Sullivan Road, Hudson, New Hampshire, dated April 21, 2026, on the grounds that _____.

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

MOTION TO APPROVE:

I move to grant a two-year extension (i.e. from August 23, 2026 to August 23, 2028) for the 84 Lumber Company Site Plan (SP# 09-22), Map 145 / Lot 15, 3 Sullivan Road, Hudson, New Hampshire, 03051.

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

MOTION TO APPROVE:

I move to approve the Amended Site Plan Application 84 Lumber Company SP# 05-26, Map 145 Lot 15, 3 Sullivan Road, Hudson, New Hampshire, dated April 21, 2026; and:

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

Subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$87,135.00 shall be paid prior to the issuance of a Certificate of Occupancy.
3. 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 Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 AM. And 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 AM. and 7:00 P.M., Monday through Friday only.
8. No woodcutting or wood processing shall occur on site.
9. Noise barriers recommended in the sound study shall be implemented according to manufacturer’s specifications.
10. Forklifts shall not be diesel powered and shall be equipped with ambient sensitive white noise backup alarms.
11. Tractor Trailer or other Heavy Trucks shall not be present on Saturdays.
12. Offsite improvements as presented at the intersection of Sullivan Road/Bridle Bridge Road/Site Driveway shall be completed to the satisfaction of the Engineering Department, and the DPW, prior to the issuance of a Certificate of Occupancy.
13. A fence that is 100-feet in length fence shall be placed at 15 Sullivan Road to provide visual screening. The material shall be 6-foot wooden stockade, and the placement of the fence shall be chosen by the owner of 15 Sullivan Road.

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



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

SITE PLAN APPLICATION

Revised September 2025

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.
8. **Plans requiring third party consultant review** – Complete submittal must be sent to:
Fuss & O'Neill
c/o Steve Reichert, PE
50 Commercial Street Unit 2S
Manchester, NH 03101

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: April 21, 2026 Tax Map #: 145 Lot #: 15

Site Address: 3 Sullivan Road

Name of Project: 84 Lumber Company Site Development

Zoning District: Industrial District (I) General SP#: _____
(For Town Use Only)

Z.B.A. Action: N/A

PROPERTY OWNER:

Name: Pierce Hardy Limited Partnership

Address: 1019 Route 519, Building 4

Address: Eighty-four, PA 15330

Telephone # _____

Email: _____

DEVELOPER:

84 Lumber Company

1019 Route 519, Bulding 4

Eighty-four, PA 15330

PROJECT ENGINEER:

Name: Chad E. Branon, PE

Address: 206 Elm Street, Milford, NH 03055

Address: _____

Telephone # 603-672-5456

Email: cebranon@fieldstonelandconsultants.com

SURVEYOR:

Michael D. Ploof, LLS

206 Elm Street, Milford, NH 03055

603-672-5456

mdploof@fieldstonelandconsultants.com

PURPOSE OF PLAN: To amend Stipulation 13 of the Notice of Decision. The applicant has obtained a driveway permit from the NHDOT for the proposed development. The development's impact on the The Sullivan Road/Route 111 intersection is less than 1% of the of the traffic volume in the peak hour. The applicant is requesting an audience with the planning board to review Stipulation 13 of the NOD.

(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: 84 Lumber Company Site DevelopmentPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 145 LOT 15DATE: 4/21/26-----
Location by Street: 3 Sullivan StreetZoning: Industrial District (I)Proposed Land Use: LumberyardExisting Use: ResidentialSurrounding Land Use(s): ResidentialNumber of Lots Occupied: One (1)Existing Area Covered by Building: 1,100 SF±Existing Buildings to be removed: Residential Building (1,100 SF)Proposed Area Covered by Building: 55,500 SFOpen Space Proposed: 986,500 SF± (73.1% of lot)Open Space Required: 35%Total Area: S.F.: 1,348,707 Acres: 30.962Area in Wetland: 6.897 Ac Area Steep Slopes: 1.7± AcresRequired Lot Size: 1 AcreExisting Frontage: 2,297.87'Required Frontage: 150'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50'</u>	<u>70.8'</u>
Side:	<u>15'</u>	<u>191.1'</u>
Rear:	<u>15'</u>	<u>N/A</u>

SITE DATA SHEET
(Continued)

Flood Zone Reference: FEMA Map 33011C0536D

Width of Driveways: 24'

Number of Curb Cuts: 1

Proposed Parking Spaces: 33

Required Parking Spaces: 33

Basis of Required Parking (Use): Retail/Office

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: None
(Attach stipulations on separate sheet)

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>Section 276-11.1.B(L2)C - 100' Residential Buffer - Granted 8/23/23</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: _____

Print Name of Owner: _____

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

Signature of Developer: _____ Date: _____

Print Name of Developer: _____

- ❖ 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: _____

Street Address: _____

I _____ hereby request that the Planning Board waive the requirements of item _____ of the Hudson Land Use Regulations in reference to a plan presented by _____ (name of surveyor and engineer) dated _____ for property tax map(s) _____ and lot(s) _____ 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):

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):

Signed:

Applicant or Authorized Agent

SCHEDULE OF FEES

A. REVIEW FEES:

1. <u>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	\$ <u>NA</u>
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>NA</u>
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ <u>NA</u>
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ <u>NA</u>

CONSULTANT REVIEW FEE: (Separate Check)

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

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:

21 Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$6.08 (or Current Certified Mail Rate) \$ _____

10 Indirect Abutters (property owners within 200 feet) @\$0.78 (or Current First Class Rate) \$ _____

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

TOTAL \$ _____

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

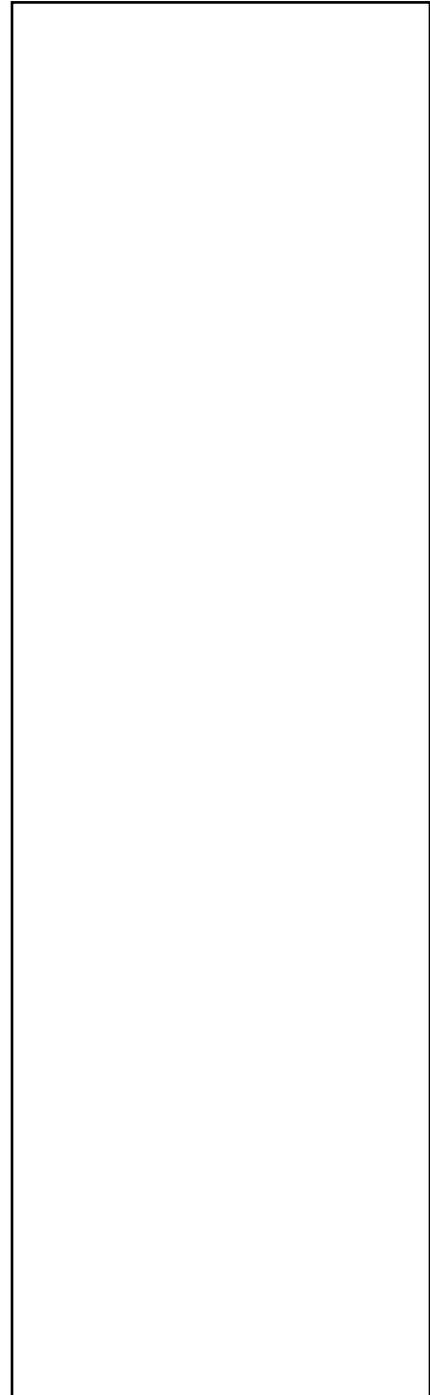
- | | <u>Y</u> | <u>P</u> | <u>W</u> | |
|-----|--------------------------|--------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A list of the names and addresses of the owner(s) of the property, the applicant(s), 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Sets of plans and copies as indicated on application. |
| 3. | <input 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 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title, including the term "site plan" or "subdivision plan" |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The name for whom the plan was prepared |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Preparer of the plan |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The scale(s) of the plan |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date of the plan |
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Appropriate revision block |
| 11. | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Owner's printed name and address and signature [§ 276-11.1.B.(6)] |
| 13. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of all abutting property owners [§ 276-11.1.B.(7)] |
| 14. | <input 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)]

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**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> | |
|-----|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 30. | <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 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 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 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 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required dimensions for parking space [§ 275-8.C.(4)] |
| 36. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required dimensions for aisle/access drive [§ 275-8.C.(5)] |
| 37. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required off-street loading spaces [§ 275-8.C.(6)] |
| 38. | <input 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 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 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Stormwater Management Plan [§ 275-9.A] |
| 42. | <input 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 type="checkbox"/> | - Noise Study, if required [§ 275-9.C] |

Notes

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TOWN OF HUDSON
SITE PLAN REVIEW CHECKLIST

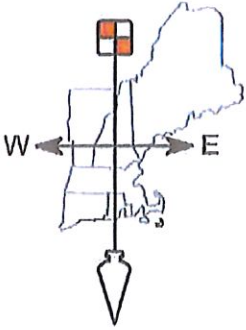
This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

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 type="checkbox"/> | - Fiscal Impact Study, if required [§ 275-9.D] |
| 45. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Utility Study [§ 275-9.E] |
| 46. | <input 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 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 type="checkbox"/> | - Environmental Impact Study, if required [§ 275-9.I] |

Notes

(End of checklist)



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

May 9, 2022

RE: 84 Lumber Company – Site Plan Application
3 Sullivan Road - Hudson, NH
Tax Map 145 Lot 15

To Whom It May Concern:

The undersigned hereby authorizes Fieldstone Land Consultants, PLLC to act as their agents in filing and seeking the necessary local, state and federal approvals for the above referenced project.

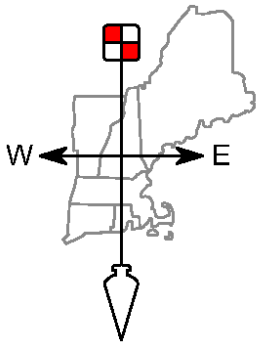
Very truly yours,

Owner:

Signature: _____

VP. Print: Jim Zumeck

Date 6-6-22



FIELDSTONE

Surveying ♦ Engineering
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LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456

www.FieldstoneLandConsultants.com

April 20, 2026

FLC#3184.01 /CDF-1

List of Abutters
Tax Map 145 Lot 15
Hudson, New Hampshire

Map 145 Lot 15
Pierce Hardy Limited Partnership
1019 RT. 519 BLDG 4
Eighty Four, PA 15330

Map 145 Lot 14
Daniel & Carole Rodier
15 Sullivan Road
Hudson, NH 03051

Map 145 Lot 12
Robert & Louise Vercellin
14 Sullivan Road
Hudson, NH 03051

Map 145 Lot 11-1
Joseph Thompson
10 Sullivan Road
Hudson, NH 03051

Map 145 Lot 11-2
Roberta Johnston
12 Sullivan Road
Hudson, NH 03051

Map 145 Lot 10
Melissa Johnson
Aaron Locke
8 Sullivan Road
Hudson, NH 03051

Map 145 Lot 9
Hope Gibbs & Jason Debow
1 Bridle Bridge Road
Hudson, NH 03051

Map 145 Lot 5
Milap Corporation
2 Sullivan Road
Hudson, NH 03051

Map 144 Lot 24-10
Robert & Jennifer Ganas
63 Lawrence Road
Hudson, NH 03045

Map 144 Lot 24-6
Sean & Meghan Jordan
12 Hudson Hills Drive
Hudson, NH 03051

Map 144 Lot 23
Properties, Inc
c/o Electrical Superintendent
P.O. Box 270
Hartford, CT 06141-0270

Map 153 Lot 15
State Of NH – NHDOT
P.O. Box 483
Concord, NH 03302-0483

Map 153 Lot 48
Rogerio & Janet Abreu
38 Cheney Drive
Hudson, NH 03051

Map 153 Lot 22
Nicole Kelley Feinauer
Mae Lucille Gay
21 Cheney Drive
Hudson, NH 03051

Map 153 Lot 21
Matthew & Julie Roy
19 Cheney Drive
Hudson, NH 03051

Map 153 Lot 20
Nancy Fredholm
17 Cheney Drive
Hudson, NH 03051

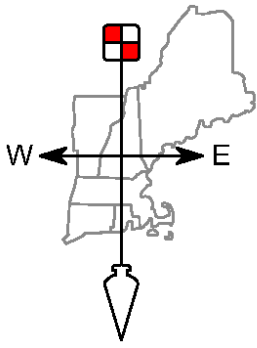
Map 153 Lot 19
Paul Allen
Leonora Sarantakis
15 Cheney Drive
Hudson, NH 03051

Map 153 Lot 18
Marybeth & Mark Petros
13 Cheney Drive
Hudson, NH 03051

Map 153 Lot 17
Marguerite Thibeau
11 Cheney Drive
Hudson, NH 03051

Map 154 Lot 6
Marilyn Patinskas
6 Cheney Drive
Hudson, NH 03051

Map 154 Lot 5
Christopher Estrella
7 Cheney Drive
Hudson, NH 03051



FIELDSTONE

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LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456

www.FieldstoneLandConsultants.com

April 20, 2026

FLC#3184.01 /CDF-2

List of Abutters
Tax Map 145 Lot 15
Hudson, New Hampshire

Map 154 Lot 4
Robert & Theresa Fournier
5 Cheney Drive
Hudson, NH 03051

Map 154 Lot 3
David & Donna Hamilton
3 Cheney Drive
Hudson, NH 03051

Map 144-22-1
State of New Hampshire
c/o DRED
172 Pembroke Road
Pembroke, NH 03302-1856

Map 145 Lot 6
Flying Crusher, LLC
c/o Recore Trading
4 Bridle Bridge Road
Hudson, NH 03051

Map 154 Lot 1
Kevin K. & Luisa M. McCarthy
19 Sullivan Road
Hudson, NH 03051

Map 144 Lot 24-7
Christopher & Kendra Katz
6 Hudson Hills Drive
Hudson, NH 03051

Map 144 Lot 24-8
Daniel S. & Tamm Dufault
4 Hudson Hills Drive
Hudson, NH 03051

1 Bockes Road, LLC
25 Pelham Road, Suite 103
Salem, NH 03079

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

Scott W. Thornton, P.E.
Vanasse & Associates Inc
35 New England Business Center Drive
Suite 140
Andover, MA 01810

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: 84 Lumber Company Site Plan

Street Address: 3 Sullivan Road

I _____ hereby request that the Planning Board waive the requirements of item 275-13.A(2) of the Hudson Land Use Regulations in reference to a plan presented by Fieldstone Land Consultants, PLLC Nathan R. Chamberlin, P.E. (name of surveyor and engineer) dated 8/23/25 for property tax map(s) 145 and lot(s) 015 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):

See attached.

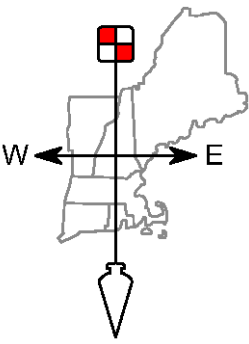
Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

See attached.

Signed:



Applicant or Authorized Agent



FIELDSTONE
LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

May 21, 2026

Town of Hudson Planning Board
Attn: Brooke Dubowik – Town Planner
12 School Street
Hudson, NH 03051

RE: 84 Lumber Company
Tax Map 145, Lot 15
3 Sullivan Road
(Site Plan Approval Extension Request)

Dear Planning Board Members,

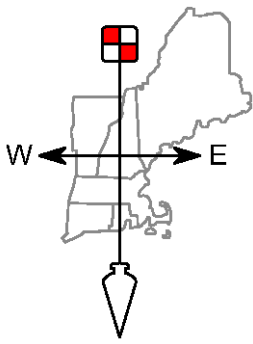
As agent for 84 Lumber Company, Fieldstone Land Consultants, PLLC is writing this letter to request an extension of the non-residential site plan approval of the proposed lumberyard development at 3 Sullivan Road, Tax Map 145 Lot 15. The project was approved on August 23, 2023 and since that time the applicant has been working to obtain the necessary state permits to begin construction. At this time all of the stipulations of approval have been addressed to the town’s satisfaction with the exception Stipulation 13 which we are currently working to resolve. The applicant and Town had a mutual understanding that with the new State RSA the plan approval was valid for three years (expiration date of 8/23/26) instead of two (expiration date of 8/23/25). For this reason, we are requesting a waiver from **§275-13.A(2) Effective and expiration dates of PLAN approval** to extend the approval three years to amend the expiration date of the non-residential site plan approval to August 23, 2028.

Thank you for your consideration.

Very truly yours,

Fieldstone Land Consultants, PLLC

Nathan R. Chamberlin, P.E.
Project Engineer



FIELDSTONE

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

April 6, 2026

Town of Hudson Planning Board
Attn: Brooke Dubowik
12 School Street
Hudson, NH 03051

RE: 84 Lumber Company, SP# 09-22
Tax Map 145, Lot 15
3 Sullivan Road
(Stipulation 13 Reconsideration/Removal)

Dear Planning Board Members,

As agent for 84 Lumber Company, Fieldstone Land Consultants, PLLC is writing this letter to request that the Planning Board reconsider one of the stipulations of approval for the above referenced project. The 84 Lumber Company Non-Residential Site Plan Application (SP# 09-22) was conditionally approved on August 23, 2023 with 14 Stipulations (see NOD Letter attached). A detailed traffic study was prepared for this application and subsequently revised to the board's satisfaction. Since August 23, 2023 the applicant has been working diligently to address the stipulations of approval.

Stipulation 13 of the Notice of Decision states **"The applicant shall comply with NHDOT's decision on the traffic signal warrant analysis, and shall fund any improvements as necessary."** The applicant has expended significant time and resources to address this stipulation since August, 2023. Please find attached a letter from the applicant's traffic engineer outlining efforts taken to address this stipulation. As explained in the attached letter the applicant has met their obligation in meeting this stipulation. The applicant is committed to reconfiguring the existing The Sullivan Road/Bridal Bridge Road intersection to improve the geometry and make it a safer intersection. A signal is warranted at the Route 111/Sullivan Road/Lawerence Road intersection with or without the proposed 84 Lumber development. The permitting authority for this intersection is the NHDOT and they have granted approval of the 84 Lumber project without the installation of a traffic signal at this intersection (see attached Driveway Permit). It is the applicants desire to invest millions of dollars into this dormant, unproductive property and become a vital part of Hudson's economy. We are therefore requesting that the planning board reconsider and/or remove Stipulation 13 and allow this project to move forward.

Thank you for your consideration.
Very truly yours,

Fieldstone Land Consultants, PLLC

Nathan R. Chamberlin, P.E.
Senior Civil Engineer

Attachment "D"

From: [Dhima, Elvis](#)
To: [Gradert Benjamin](#)
Cc: [Dubowik, Brooke](#); [Hebert, David](#); [Kirkland, Donald](#); [Malley, Tim](#); [McStravick, Patrick](#); [Twardosky, Jason](#); [Cayot, David](#); [Tice, Scott](#)
Subject: RE: 84 Lumber Stipulation Request
Date: Tuesday, April 14, 2026 11:37:53 AM
Attachments: [image002.png](#)
[image003.png](#)

Brooke / Ben,

The Engineering Department does not recommend that the Planning Board entertain relief from Stipulation 13.

The applicant knowingly and voluntarily agreed to this stipulation, contingent upon the traffic signal being warranted by the State. That condition has been satisfied, as State staff have confirmed that a signal is warranted at this location. As such, the basis for the stipulation remains valid and enforceable.

The current request for removal appears to be driven by funding considerations and the State's reluctance to assume ownership and maintenance of an additional traffic signal. While these may be practical concerns for the applicant and the State, they do not negate the underlying public safety justification for the requirement, nor do they supersede the conditions of approval previously accepted by the applicant.

It is important to note that this location has experienced a documented history of accidents. The installation of a warranted traffic signal is a recognized and reasonable mitigation measure to address known safety concerns. Removing this stipulation, despite the established warrant, could be viewed as inconsistent with the Town's obligation to protect public health, safety, and welfare.

Furthermore, granting relief under these circumstances may expose the Town to potential liability by knowingly allowing a condition to be waived where a documented safety need exists and where mitigation has already been identified and agreed upon. It may also set an unfavorable precedent for future applicants seeking relief from duly adopted conditions based on financial or operational preferences rather than changed site conditions or regulatory requirements.

For these reasons, the Engineering Department strongly recommends that Stipulation 13 remain in full force and effect as part of the project's required off-site improvements.

Thank you,
E

Attachment "D"

From: [Twardosky, Jason](#)
To: [Dhima, Elvis](#); [Gradert Benjamin](#)
Cc: [Dubowik, Brooke](#); [Hebert, David](#); [Kirkland, Donald](#); [Malley, Tim](#); [McStravick, Patrick](#); [Cayot, David](#); [Tice, Scott](#)
Subject: RE: 84 Lumber Stipulation Request
Date: Tuesday, April 14, 2026 12:34:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

I concur. There is no way there should be any relief from stipulation 13. They agreed to it, it is warranted, and it's a liability to think otherwise. The class of vehicles that project will bring to that intersection are larger and slower moving, which will create more problems without signalization.



TOWN OF HUDSON NH

Jason Twardosky – DPW Director
2 Constitution Dr.
Hudson, NH 03051
(603) 886-6018

Attachment "D"

From: [Cayot, David](#)
To: [Twardosky, Jason](#); [Dhima, Elvis](#); [Gradert Benjamin](#)
Cc: [Dubowik, Brooke](#); [Hebert, David](#); [Kirkland, Donald](#); [Malley, Tim](#); [McStravick, Patrick](#); [Tice, Scott](#)
Subject: RE: 84 Lumber Stipulation Request
Date: Tuesday, April 14, 2026 2:54:20 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

I agree with what everyone else has already said. This is a dangerous intersection, and the developer should be held to stipulation 13.

-Dave



HUDSON NH POLICE DEPARTMENT



David A. Cayot – Police Chief, M.P.S.
1 Constitution Drive
Hudson, NH 03051
(603) 816-2249

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Attachment "D"

From: [Hebert, David](#)
To: [Gradert Benjamin](#); [Dhima, Elvis](#); [Kirkland, Donald](#); [Malley, Tim](#); [McStravick, Patrick](#); [Twardosky, Jason](#)
Cc: [Dubowik, Brooke](#)
Subject: RE: 84 Lumber Stipulation Request
Date: Tuesday, April 14, 2026 1:09:03 PM
Attachments: [image001.png](#)

Ben, Fire is not in favor of removing the proposed light.

Attachment "D"

From: [Tice, Scott](#)
To: [Dhima, Elvis](#); [Gradert Benjamin](#)
Cc: [Dubowik, Brooke](#); [Hebert, David](#); [Kirkland, Donald](#); [Malley, Tim](#); [McStravick, Patrick](#); [Twardosky, Jason](#); [Cayot, David](#)
Subject: RE: 84 Lumber Stipulation Request
Date: Wednesday, April 15, 2026 9:26:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Elvis's reply is very eloquent and on point. The only thing I can add is that I agree to everything Elvis said.



HUDSON NH FIRE DEPARTMENT

Scott J. Tice – Fire Chief, M.S.
39 Ferry Street
Hudson, NH 03051
(603) 816-3231





TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman Robert Guessferd, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

NOTICE OF APPROVAL

September 8, 2023

Owner or Applicant: PIERCE HARDY LIMITED PARTERSHIP
1019 ROUTE 519, BUILDING 4
EIGHTY-FOUR, PA 15330

On Wednesday, August 23, 2023, the Hudson Planning Board heard subject case **SP# 09-22 "84 Lumber Company Site Plan"**.

SUBJECT: TO DEPICT A PROPOSED LUMBERYARD, WHICH INCLUDES 55,000 SQUARE FEET OF PROPOSED LUMBER SALES AND STORAGE BUILDINGS, AND ASSOCIATED SITE IMPROVEMENTS.

LOCATION: 3 SULLIVAN ROAD, MAP 145/LOT 015

On **January 25, 2023**, The Planning Board accepted the site plan application for the Site Development Plans / 84 Lumber Company, Map 145/Lot 015, 3 Sullivan Road.

WAIVERS:

On August 23, 2023, The Planning Board granted a waiver from **§276-11.1 B(12)c** to allow a portion of the storm water management area within the 100-foot buffer, 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.

APPROVAL:

On August 23, 2023, The Planning Board approved the Site Plan application for 84 Lumber Company, Map 145 Lot 15, 3 Sullivan Road, Hudson, New Hampshire; prepared by: Fieldstone Land Consultants, PLLC, 206 Elm Street, Milford, NH 03055; prepared for 84 Lumber Company, 1019 Route 519, Building 4, Eighty Four, PA 15330; consisting of 11 sheets and general notes 1-26 on Sheet 2 and 3 Exhibit sheets; dated August 2, 2022; last revised August 10, 2023, and,

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; in consideration of the waiver 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;

Attachment "E"

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 Plan.
2. A cost allocation procedure (CAP) amount of \$87,135.00 shall be paid prior to the issuance of a Certificate of Occupancy.
3. 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 Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
8. No woodcutting or wood processing shall occur on site.
9. Noise barriers recommended in the sound study shall be implemented according to manufacturer's specifications.
10. Forklifts shall not be diesel powered and shall be equipped with ambient sensitive white noise backup alarms.
11. Tractor Trailer or other Heavy Trucks shall not be present on Saturdays.
12. Offsite improvements as presented at the intersection of Sullivan Road/Bridle Bridge Road/Site Driveway shall be completed to the satisfaction of the Engineering Department, and the DPW, prior to the issuance of a Certificate of Occupancy.
13. The applicant shall comply with NHDOT's decision on the traffic signal warrant analysis, and shall fund any improvements as necessary.
14. A fence that is 100-feet in length fence shall be placed at 15 Sullivan Road to provide visual screening. The material shall be 6-foot wooden stockade, and the placement of the fence shall be chosen by the owner of 15 Sullivan Road.

Signed: _____ Date: _____

Brian Groth
Town Planner

cc: Fieldstone Land Consultants, PLLC

Ref: 9517.1

April 3, 2026

Mr. Scott Klipstine
Director of Engineering
84 Lumber Company
1019 Route 519, Building 5
Eighty Four, PA 15330

Re: Permitting Timeline
Proposed Lumber Yard
Hudson, New Hampshire

Dear Mr. Klipstine:

Vanasse & Associates, Inc. (VAI) has prepared a summary of the permitting timeline for the proposed lumber yard to be located on the southeast corner of the intersection of Central Street (Route 111) with Sullivan Road/Lawrence Road in Hudson, New Hampshire.

The initial traffic study was prepared in October 2022 and submitted to the Town of Hudson for the local permitting process. This was reviewed by the Town peer reviewer, who requested that a traffic signal warrant analysis (TSWA) be conducted at the intersection of Route 111 at Sullivan Road/Lawrence Road. This analysis was conducted, and a report was prepared that was sent to the Town in May 2023. Also, through the local permitting process, it was requested that the New Hampshire Department of Transportation (NHDOT) be contacted to see if a driveway permit would be required for the site. NHDOT indicated they wanted an updated driveway permit for Sullivan Road, listing the proposed lumber yard as a new use. This required the Town to submit an NHDOT driveway permit application, which the Town Planner signed and submitted to NHDOT in May 2023. The Planning Board provided comments in an email in April 2023. Responses to these comments were provided in July 2023.

At this stage, the Town permitting and NHDOT permitting were happening concurrently. The Town, after reviewing the TSWA submitted in May 2023, requested an updated TSWA using empirical data for the site's trip-generation calculations collected from an existing active 84 Lumber Company site in West Springfield, Massachusetts. This was requested in June 2023, and a response was provided in July 2023.

As stated above, a driveway permit application from the Town was submitted to NHDOT in May 2023. This occurred as NHDOT was switching over to its online permit portal system, and the project was lost in the shuffle. As such, in May 2024, NHDOT was contacted to see the status of the application. This led to scheduling a scoping meeting for the project on July 26, 2024. At that meeting, it was requested that a capacity analysis with the empirical trip-generation data be conducted and that crash data be collected and reviewed. The empirical capacity analysis and crash data summary were completed and submitted to the Town and NHDOT for review in September 2024 via email and again to NHDOT in October 2024 via the NHDOT permits portal. The capacity analysis was reviewed by NHDOT Traffic Research, Highway Design, and District 5. Highway design provided comments via email to District 5 on May 20, 2025, stating that a traffic signal is warranted under existing conditions and that the traffic generated by the development

Attachment "F"

is not sufficient to justify requiring the developer to install the signal. The NHDOT driveway permit was issued on July 30, 2025.

If additional information is required, please contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Scott W. Thornton".

Scott W. Thornton, P.E.
Partner

A handwritten signature in blue ink, appearing to read "Derek Roach".

Derek Roach, P.E.
Senior Transportation Engineer



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman Robert Guessferd, Selectmen Liaison



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008 · Fax: 603-594-1142

NOTICE OF APPROVAL

September 8, 2023

Owner or Applicant: PIERCE HARDY LIMITED PARTERSHIP
1019 ROUTE 519, BUILDING 4
EIGHTY-FOUR, PA 15330

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SUBJECT: TO DEPICT A PROPOSED LUMBERYARD, WHICH INCLUDES 55,000 SQUARE FEET OF PROPOSED LUMBER SALES AND STORAGE BUILDINGS, AND ASSOCIATED SITE IMPROVEMENTS.

LOCATION: 3 SULLIVAN ROAD, MAP 145/LOT 015

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WAIVERS:

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APPROVAL:

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That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; in consideration of the waiver 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;

Attachment "F"

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 Plan.
2. A cost allocation procedure (CAP) amount of \$87,135.00 shall be paid prior to the issuance of a Certificate of Occupancy.
3. 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 Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
8. No woodcutting or wood processing shall occur on site.
9. Noise barriers recommended in the sound study shall be implemented according to manufacturer's specifications.
10. Forklifts shall not be diesel powered and shall be equipped with ambient sensitive white noise backup alarms.
11. Tractor Trailer or other Heavy Trucks shall not be present on Saturdays.
12. Offsite improvements as presented at the intersection of Sullivan Road/Bridle Bridge Road/Site Driveway shall be completed to the satisfaction of the Engineering Department, and the DPW, prior to the issuance of a Certificate of Occupancy.
13. The applicant shall comply with NHDOT's decision on the traffic signal warrant analysis, and shall fund any improvements as necessary.
14. A fence that is 100-feet in length fence shall be placed at 15 Sullivan Road to provide visual screening. The material shall be 6-foot wooden stockade, and the placement of the fence shall be chosen by the owner of 15 Sullivan Road.

Signed:  Date: 9/8/2023
Brian Groth
Town Planner

cc: Fieldstone Land Consultants, PLLC



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



DRIVEWAY PERMIT

To Landowner:

Elvis Dhima
Town Of Hudson
12 School Street
Hudson, NH 03051

City/Town: Hudson

Route/Road: NH 111 (S0000111__)

Patrol Section: 516

Tax Map: 145

Lot: 015

Development: Municipal

Permit#: DOT-DRI-000215

District: 05

Permit Date: 07/30/2025

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 111 (S0000111__), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit. All supporting documentation for this permit, on file in the State of New Hampshire Permit Portal for the respective application, is considered part of the final permit and all parties are responsible for complying with these documents.

Drive 1

Location: Approximately 0 miles North of Lawence Road on the East side of NH 111 (S0000111__).

GPS: 42.791161, -71.368506

Land Use: Municipal Road

Specifications: This permit authorizes a Paved access for the land use stated above. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located (See Referenced Plan Set).

The driveway shall not exceed (See Referenced Plan Set) feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Highway and driveway modifications are to be constructed as shown on plans entitled "WB-50 Truck Tracking Exhibit Plan" dated March 23, 2023, prepared by Fieldstone Land Consultants, PLLC and the Traffic Assessment dated October 28,2022 prepared by Vanasse & Associates, Inc. for 84 Lumber Company, on file in the District Five Office.

No work in the State right-of-way shall be performed between November 15 and April 15, or during periods of inclement weather, unless otherwise directed or authorized by the District Engineer.

No additional surface drainage will enter upon the highway.

This permit to act relates solely to the use of the State right-of-way and is not determinative of any rights of flowage between private landowners.

Attachment "F"

A copy of this permit shall be present at the site during construction of the drive(s).

All work is to be done by the applicant at no cost to the State of New Hampshire.

This permit does not include or approve the location or installation of underground utilities. All utility work located within the State Right-Of-Way, will require a NHDOT Right-Of-Way Activities Permit.

Drive(s) shall approach the highway at or about 90 degrees.

All materials and structures shall conform to the current version of the NHDOT Standard Specifications for Road and Bridge Construction, as amended.

Notify the District 5 Office at (603) 666-3336, forty-eight (48) hours prior to construction in the State right-of-way.

During construction within the highway right-of-way, traffic shall be maintained in accordance with MUTCD standards and as directed by the District Engineer.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

The permitted driveway serves as a municipal road connected to NH Route 111. This permit is for an additional commercial property proposed on the town road.

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Approved by

Zachery Roller

Assistant District Engineer

For Director of Administration

Copies:

Bureau, Owner, Patrolman

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