

NIREL, LLC ACCESSORY GARAGE SITE PLAN & CUP DEFERRAL REQUEST

SP# 08-25 & CUP# 03-25

STAFF REPORT

May 27, 2026

SITE: 140 Old Derry Road, Map 105/Lot 032-000

ZONING: General - One (G-1)

PURPOSE OF PLAN: to propose a 1,344 SF accessory garage with associated site improvement, including a stormwater management area which will disturb approximately 3,092 SF of wetland buffer, but there are no proposed wetland impacts as a result of this project.

ATTACHMENTS:

1. Deferral request dated May 19, 2026 – Attachment “A”.

APPLICATION TRACKING:

- May 02, 2025 – Site Plan & CUP applications received.
- May 29, 2025 – Conservation Commission Site Walk
- May 12, 2025 – Public Hearing Conservation Commission.
- June 09, 2025 – Continued Public Hearing Conservation Commission.
- June 11, 2025 – Planning Board Public Hearing scheduled.
- December 10, 2025 – Requested deferral to May 27, 2026.
- May 27, 2026 – Public Hearing scheduled.

COMMENTS & RECOMMENDATIONS:

The applicant has requested a deferral to date certain, September 22, 2026. This is pursuant to completing work approved under the 2017 Site Plan including pavement, drainage, and administrative items. Sitework is underway and is expected to be completed by the end of summer. Following completion of this work, the remaining approval requirements will be addressed in a timely manner. Staff has no objections to this request. A draft motion to defer has been provided.

MOTION TO DEFER SITE PLAN APPLICATION:

I move to defer the Proposed Accessory Garage Non-Residential Site Plan Application & Conditional Use Permit Application: SP# 08-25 & CUP# 03-25, Map 105 / Lot 032-000, 140 Old Derry Road, Hudson, NH, to date certain, September 22, 2026, per the applicant’s request.

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



May 19, 2026
Job #5467

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

**RE: PROPOSED ACCESSORY GARAGE
140 OLD DERRY ROAD
HUDSON, NH**

Dear Brooke:

On behalf of our client, Nirel, LLC, we respectfully request an additional 4-month continuance to the September 22, 2026, Planning Board Meeting (currently scheduled to be heard on May 27, 2026). As discussed with Town Planning Staff, this additional time will allow our client to complete the following outstanding items required under the original 2017 Site Plan:

- Complete all remaining site improvements, including pavement, parking, dumpster pad, grading and stormwater
- Perform and submit an as-built survey plan
- Schedule final inspection/punch list from Town Staff
- Obtain a Certificate of Occupancy for the existing garage and change of use of the current office building

Based on recent site visits, the required sitework is underway and is expected to be completed by the end of the summer. Following completion of this work, the remaining approval requirements will be addressed in a timely manner, including performing a post-construction as-built survey/plan. Once these items are completed, our client intends to proceed with the current site plan application for the proposed accessory garage addition and associated site improvements.

Thank you for your cooperation in this matter. As always, please feel free to contact me at this office if you have any questions or comments regarding this project.

Respectfully,



Alexander C. Gufrida, EIT
Civil Engineering Graduate – Designer II
IMEG, formerly Hayner/Swanson, Inc.