

1 BOCKES ROAD SITE PLAN & CONDITIONAL USE PERMIT DEFERAL REQUEST

SP# 11-25 & CUP# 04-25

STAFF REPORT

July 8, 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:

The applicant has requested a deferral to date certain July 22, 2026, as to have adequate time for Fuss & O’Neill to review the full Traffic Study, and additional time for the applicant to submit revised plans and response comments. Staff has no objections to this request.

ATTACHMENTS:

1. Deferral request, received July 1, 2026 – Attachment “A”.

MOTION TO DEFER:

I move to defer the Site Plan Application & Conditional Use Permit Application for 1 Bockes Road Retail Building SP# 11-25 & CUP# 04-258, Map 145 /Lot 001-000, 1 Bockes Road, Hudson, NH, to date certain August 26, 2026.

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

Dubowik, Brooke

From: David Jordan <djordan@gpinet.com>
Sent: Wednesday, July 1, 2026 1:39 PM
To: Dubowik, Brooke; Gradert Benjamin
Cc: Dhima, Elvis; dspediatrics@hotmail.com
Subject: Re: 1 Bockes Road

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Warning: Unusual sender <djordan@gpinet.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hi Brooke,

I am coordinating with the owner to get a check over to your office.

Regarding a deferral to the August 26th meeting, that is fine. Consider this my formal request.

Thank you and have a great holiday weekend.

David

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