

# **BELKNAP ROAD EXT. RIGHT-OF-WAY UPDATE** **AND REQUEST FOR ADDITIONAL FUNDING**

FROM DEVELOPMENT SERVICES DEPARTMENT

## **STAFF REPORT**

July 8, 2026

**PURPOSE:** As part of the ongoing Ten-Year Plan project to connect Belknap Road to Lowell Road, additional funding is required to support right-of-way acquisition and permitting efforts.

As outlined in the memoranda from Elvis Dhima, Development Services Director, additional funds are needed to address updated property valuation and acquisition costs, as well as supplemental engineering and technical studies required by the New Hampshire Department of Environmental Services (NHDES) in support of the project’s Dredge and Fill Permit application.

The requested funding adjustments are as follows:

- In January 2026, the Planning Board recommended that the Board of Selectmen authorize an expenditure of up to \$260,000.00 for the right-of-way acquisition. Based on updated property valuations and acquisition information, the requested authorization is being increased to \$300,000.00.
- As part of the project’s Dredge and Fill Permit review, NHDES has requested additional engineering analysis and supporting documentation related to flood conditions within the project area. To complete this work, an additional \$80,500 is required.

Attachments:

- A. Memo from Development Services Director, Elvis Dhima, to Planning Board Chairman, Tim Malley, and Town Planner, Brooke Dubowik, dated June 30, 2026 – Attachment “A”
- B. Planning Board Notice of Recommendation, dated January 15, 2026 – Attachment “B”

### **DRAFT MOTIONS**

#### **APPROVE THE increased funding amount for the ROW purchase with corridor accounts:**

To recommend that the Board of Selectmen approve the expenditure of up to \$300,000 for the purchase of the right-of-way, utilizing Zone 1 Traffic Improvements Corridor Account# 2070-000-701, and Zone 2 Traffic Improvements Corridor Account# 2070-000-702, as requested by the Development Services Director, Elvis Dhima.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

#### **APPROVE THE funding amount of the supplemental engineering work with corridor accounts:**

To recommend that the Board of Selectmen approve the expenditure of an additional \$80,500 for efforts associated with the NHDES Dredge and Fill permit, utilizing Zone 1 Traffic Improvements Corridor Account# 2070-000-701, and Zone 2 Traffic Improvements Corridor Account# 2070-000-702, as requested by the Development Services Director, Elvis Dhima.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_



## TOWN OF HUDSON

### Engineering Department

12 School Street  
Hudson, New Hampshire 03051

Elvis Dhima, P.E., Development Services Director  
edhima@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-816-1291

To: Tim Malley, Chairman of the Planning Board  
Brooke Dubowik, Town Planner

From: Elvis Dhima, P.E., Development Services Director

Date: June 30, 2026

Re: Lowell / Birch / Belknap Road –  
Additional efforts related to NHDES Dredge and Fill Permit and Right of Way

A handwritten signature in black ink, appearing to be "Edhima", is written over the "From:" line of the memo.

#### Background

In 2019, the Planning Board initiated a comprehensive assessment of Lowell Road and County Road to address long-standing traffic and safety concerns within the corridor. As a result of the efforts put into design, permitting, and securing the necessary right-of-way, this project is now included in the Ten-Year Plan.

The Town currently has a purchase and sales agreement in place for 77 and 88 Lowell Road. However, the mortgage holder for 88 Lowell Road is requesting a second property appraisal. On January 14, 2025, the Planning Board recommended the expenditure of up to \$260,000 for the right-of-way acquisition. Based on updated information, that amount should be revised to an expenditure of up to \$300,000.

In addition, additional engineering efforts are required due to NHDES' request for further information related to flood conditions associated with the Dredge and Fill permit.

These additional efforts will be funded through available corridor funds.

#### First Recommended Motion

To recommend that the Board of Selectmen approve the expenditure of up to \$300,000 for the purchase of the right-of-way, utilizing Zone 1 Traffic Improvements Corridor Account# 2070-000-701 and Zone 2 Traffic Improvements Corridor Account# 2070-000-702, as recommended by the Development Services Director, Elvis Dhima.

#### Second Recommended Motion

To recommend that the Board of Selectmen approve the expenditure of an additional \$80,500 for efforts associated with the NHDES Dredge and Fill permit, utilizing Zone 1 Traffic Improvements Corridor Account# 2070-000-701 and Zone 2 Traffic Improvements Corridor Account# 2070-000-702, as recommended by the Development Services Director, Elvis Dhima.



# TOWN OF HUDSON

## Planning Board

Timothy Malley, Chairman      Robert Guessferd, Selectmen Liaison



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### NOTICE OF RECOMMENDATION

January 15, 2026

Board of Selectmen  
12 School Street  
Hudson, NH 03051

On Wednesday, January 14, 2026, the Hudson Planning Board heard the following item;

- A. Request for Corridor Fund Modification – by Elvis Dhima, Town Engineer
  - Lowell / Birch / Belknap Road – Right of Way Purchase

Concerning the subject matter presented before the Planning Board, you are hereby notified of the following actions:

The Planning Board recommends to the Board of Selectmen the expenditure of up to \$260,000 for the purchase of the right-of-way using Zone 1 Traffic Improvements Corridor Account 2070-000-701 and Zone 2 Traffic Improvements Corridor Account 2070-000-702, as requested by the Development Services Director, Elvis Dhima.

For specific discussion relative to this decision, please consult the public minutes recorded during this Hearing.

Signed: \_\_\_\_\_ Date: 7/1/26

Tim Malley  
Chairman, Hudson Planning Board

cc: Elvis Dhima, Town Engineer