

BROX INDUSTRIES MINOR SITE PLAN **ASPHALT PLANT EQUIPMENT REPLACEMENT**

MSP# 01-26
STAFF REPORT
March 9, 2026

SITE: 85 Greeley Street, Map 150 / Lot 013

ZONING: General (G) and General – One (G-1)

PURPOSE OF APPLICATION: to depict the replacement of the existing 3-ton asphalt batch plant and associated ancillary equipment with a used 6-ton batch asphalt plant and ancillary equipment being relocated from the Dracut Quarry.

PLAN UNDER REVIEW:

Master Site Plan MSP# 01-26, Map 150 / Lot 013, 85 Greeley Street, Hudson, New Hampshire 03051; Prepared by; IMEG Corp., 3 Congress Street, Nashua, NH 03062, Prepared for; Brox Industries, Inc., 1 Tech Drive, Suite 310, Andover, MA 01810; consisting of 2 sheets, and general notes 1-7 on sheet 1: dated February 13, 2026.

ATTACHMENTS:

- 1) Minor Site Plan Application received February 27, 2026 - Attachment “A”.
- 2) Project Narrative – Attachment “B”.
- 3) Department Comments – Attachment “C”.
- 4) Master Site Plan, dated February 13, 2026.

APPLICATION TRACKING:

- February 27, 2026 – Application received.
- March 9, 2026 – Special Site Review Committee scheduled.

COMMENTS

BACKGROUND

The subject property consists of approximately 178.9 acres and is located within the G and G-1 Zoning Districts. The existing H&B 3-ton asphalt batch plant and associated ancillary equipment have exceeded their life span, and the applicant proposes to replace the existing batch plant and associated ancillary equipment with a used 6-ton Barber-Greene asphalt plant and ancillary equipment relocated from the Dracut Quarry. Due to the nature of the business operations, the applicant proposes to complete the project in phases, with construction occurring in a manner that allows continued operation of the existing asphalt batch plant during the transition. Following completion of the phased installation, the existing asphalt plant will be dismantled, and the

replacement plant is anticipated to be operational by Spring 2027. The proposed “new” batch plant and equipment are located within the footprint of the existing batch plant and therefore no additional land disturbance is expected.

DEPARTMENT COMMENTS

No department has issued comments of note for the project. Full comments may be found in Attachment “C”.

STAFF COMMENTS

Much of the design and operation of batch plants is regulated by the New Hampshire Department of Environmental Services (NHDES), which supersedes local control in these areas. A Temporary Air Permit Application for the replacement of the asphalt batch plant was submitted to the NHDES Air Resources Division on January 29, 2026. Staff does not anticipate a meaningful change in site conditions as a result of this amendment to the existing site plan of record and, therefore, has no objections to its approval.

DRAFT MOTIONS:

ACCEPT the minor site plan application:

I move to accept the minor site plan application for Amended Site Plan MSP# 01-26, Map 150 / Lot 013, 85 Greeley Street, Hudson, New Hampshire 03051.

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

APPROVE the minor site plan application:

I move to approve the Minor Site Plan Application for Master Site Plan MSP# 01-26, Map 150 / Lot 013, 85 Greeley Street, Hudson, New Hampshire 03051; Prepared by; IMEG Corp., 3 Congress Street, Nashua, NH, 03062; Prepared for; Brox Industries, Inc., 1 Tech Drive, Suite 310, Andover, MA, 01810; consisting of 2 sheets, and general notes 1-7 on sheet 1: dated February 13, 2026, subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Approval, which shall be recorded at the HCRD, together with the Plan.
2. 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.
3. Prior to Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

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

MINOR SITE PLAN APPLICATION

Date of Application: February 13, 2026 Tax Map #: 150 Lot #: 13

Site Address: 85 Greeley Street, Hudson, NH 03051

Name of Project: Asphalt Plant Equipment Replacement - Minor Site Plan

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

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Brox Industries, Inc.

Address: 1 Tech Drive, Ste 310, Andover, MA 01810

Address: _____

Telephone # (978) 805-9744

Email: estevenson@broxindustries.com

DEVELOPER:

Same as Owner

PROJECT ENGINEER:

Name: IMEG, formerly Hayner/Swanson, Inc.

Address: 3 Congress Street, Nahsua, NH 03062

Address: _____

Telephone # (603)883-2057

Email: James.N.Petropulos@imegcorp.com

SURVEYOR:

IMEG, formerly Hayner/Swanson, Inc.

3 Congress Street, Nashua, NH 03062

(603)883-2057

Dennis.C.Polluck@imegcorp.com

PURPOSE OF PLAN:

To show the replacement of the existing 3 ton batch plant and ancillary equipment with a new 6 ton batch plant and ancillary equipment.

(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: ___

MINOR SITE PLAN DATA SHEET

PLAN NAME: Asphalt Plant Equipment Replacement

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 150 LOT 13

DATE: 02/13/2026

Location by Street: 85 Greeley Street

Zoning: General 1

Proposed Land Use: Industrial

Existing Use: Industrial

Surrounding Land Use(s): Residential and industrial

Number of Lots Occupied: 1

Existing Area Covered by Building: N/A

Existing Buildings to be removed: N/A

Proposed Area Covered by Building: 990 +/- SF covered by asphalt plant equipment

Open Space Proposed: N/A

Open Space Required: N/A

Total Area: S.F.: 7,792,884 +/- Acres: 178.9 +/-

Area in Wetland: N/A Area Steep Slopes: N/A

Required Lot Size: 87,120 SF

Existing Frontage: 1,702 +/- SF

Required Frontage: 200 FT

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

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: See Plan Notes

Width of Driveways: N/A

Number of Curb Cuts: N/A

Proposed Parking Spaces: N/A

Required Parking Spaces: N/A

Basis of Required Parking (Use): N/A

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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

MINOR SITE PLAN APPLICATION AUTHORIZATION

I hereby apply for *Minor 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 *Minor 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: 2/17/26

Print Name of Owner: Stephen M. Brox

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

Signature of Developer:  Date: 2/17/26

Print Name of Developer: Stephen M. Brox

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

CONSULTANT REVIEW FEE: (If Applicable - Separate Check)

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

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>32</u> Direct Abutters, Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$6.08 (or Current Certified Mail Rate)	\$ <u>194.56</u>
<u>11</u> Indirect Abutters (property owners within 200 feet) @\$0.78 (or Current First Class Rate)	\$ <u>8.58</u>

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

TOTAL \$ 628.14

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.

F. RECORDING FEES:

*****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.*****

G. 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.*****



February 13, 2026
Job #4283-DD

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

**RE: PROPOSED MINOR SITE PLAN
ASPHALT PLANT EQUIPMENT REPLACEMENT
85 GREELEY STREET
HUDSON, NH**

Dear Ms. Dubowik,

Please find enclosed our Town of Hudson Planning Board Minor Site Plan application pursuant to the above reference project located at 85 Greeley Street. Please note that to the best of our knowledge this minor site plan submission complies with the Town of Hudson Planning Board Minor Site Plan requirements.

This application submittal is being made with the intent of being placed on next possible Town of Hudson Minor Site Plan meeting agenda.

The minor site plan application submittal fee is a combination of the following:

Minor Site Plan:	\$ 150.00
Abutters Postage:	\$ 203.14
Tax Map Updating Fee:	\$ 275.00
Total Application Fee:	\$ 628.14

In advance we thank you for your cooperation in processing this information. As always please do not hesitate to contact me if you have any questions or comments.

Respectfully,

Alex Giuffrida
Alexander C. Giuffrida, EIT
Civil Engineering Graduate-Designer II
IMEG, formerly Hayner/Swason, Inc.

ABUTTERS LIST

Job No. 25006365

February 13, 2026

Map	Lot No.	Name & Address
<i>OWNER(S):</i>		
150	13	Brox Industries, Inc. 1 Tech Drive, Suite 310 Andover, MA 01810
<i>ABUTTERS:</i>		
133	1	Jacqueline E. Currier 19 Sandalwood Road Hudson, NH
140	1	Brox Industries 1 Tech Drive, Suite 310 Andover, MA 01810
141	1	Brox Industries 1 Tech Drive, Suite 310 Andover, MA 01810
142	1	George P. & Joyce E. Hannafin 21 Sandalwood Road Hudson, NH 03051
142	2	Michael K. Koumarianos, TR. Yvonne D. Koumarianos, TR. 23 Sandalwood Road Hudson, NH 03051
142	3	Gerald F. Mccarthy, Jr., TR. Suzanne R. Maccarthy, TR. 44 Pinewood Road Hudson, NH 03051
142	6	William A. Schaeffer, TR. Faith A. Schaeffer, TR. 5 Shingle Mill Road Hudson, NH 03051
142	7	Terrace Condominiums c/o Avatar Properties 13 Main Street, Suite 201 Salem, NH 03079
142	8	Lewis F. & Sandra L. Trowbridge 27 Oliver Drive Hudson, NH 03051

Attachment "A"

142	9	Ana M. Melo, Trustee Melo Family Rev. Trust 29 Oliver Drive Hudson, NH 03051
142	24	Town of Hudson 12 School Street Hudson, NH 03051
150	3	Zhou Deng & Yue Yun Zheng 4 Paula Circle Hudson, NH 03051
150	3	Dana Margaret Malloy 86 B Greeley Street Hudson, NH 03051
150	4	Thomas B. Lynch 10 Old Lowell Road Westford, MA 01886
150	5	Patricia A. Begonis 90 A Greeley Street Hudson, NH 03051
150	5	Eleanor M. Spinelli & Michael J. Spinelli ,Jr. 90 B Greeley Street Hudson, NH 03051
150	14 & 14-1	Sunset Rock, LLC 1 Tech Drive, Suite 310 Andover, MA 01810
150	16	Leigh-LA Realty, LLC 19 Barretts Hill Road Hudson, NH 03051
150	17	17 Barretts Hill Road, LLC 19 Barretts Hill Road Hudson, NH 03051
151	2	Macmillan Properties, LLC 51 Worcester Road Hollis, NH 03049
151	3	Kevin M. Montgomery 42 A Barretts Hill Road Hudson, NH 03051
151	3	Rocco Sperazzo 42 B Barretts Hill Road Hudson, NH 03051
151	4	Barry Mazzaglia, TR. Mazzaglia Family Trust PO Box 1021 Londonderry, NH 03053

Attachment "A"

151	5	John Holleran 38 A Barretts Hill Road Hudson, NH 03051
151	5	Adrienne Monestere 38 B Barretts Hill Road Hudson, NH 03051
151	6	Joao Gabriel R. Gomes Mendes Vonei Celestino Mendes 36 A Barretts Hill Road Hudson, NH 03051
151	6	Lisa M. Fernandez & Jake M. Delaney 36 B Barretts Hill Road Hudson, NH 03051
151	7	Gabriel J. Pouliot 34 Barretts Hill Road Hudson, NH 03051
151	8	Jovanna Plante & Cameron Beaulieu 32 Barretts Hill Road Hudson, NH 03051
159	24	Joan P. Zinkawich, TR. Zinkawich Revocable Trust 79 Greeley Street Hudson, NH 03051
159	26, 29 & 34	State of New Hampshire Dept. of Transportation PO Box 483 Concord, NH 03302-0483
159	27 & 27-1	Denissa F. Grace, TR. Grace Revocable Trust 2009 58 Century Lane Litchfield, NH 03052
159	28	Jacqueline B. Beza, TR. Angell G. Beza Trust 275 Seven Island Road Pittsboro, NC 27312-8698

ABUTTERS (WITHIN 200 FEET):

142	4	Kenneth R. Low, TR. Gail M. Low, TR. 42 Pinewood Road Hudson, NH 03051
142	10	Denise M. Pettinato, TR. Pettinato Living Trust 31 Oliver Drive Hudson, NH 03051

Attachment "A"

150 1 Reno & Debra A. Devost
82 B Greeley Street
Hudson, NH 03051

150 2 Arthur & Janice Sullivan
84 A Greeley Street
Hudson, NH 03051

150 2 Georgia L. Flynn
84 B Greeley Street
Hudson, NH 03051

150 6 Monika M. Huber
92 A Greeley Street
Hudson, NH 03051

150 6 Gordon J. Osgood
92 B Greeley Street
Hudson, NH 03051

151 1 David & Michelle Czapiga
1 Shingle Hill Road
Hudson, NH 03051

151 10 David S. Silva, TR.
Judith Silva, TR.
70 Barretts Hill Road
Hudson, NH 03051

OTHERS:

James N. Petropulos, P.E.
IMEG, formerly Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062-3301

Dennis C. Pollock, LLS
IMEG, formerly Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062-3301

PROJECT NARRATIVE

**Proposed Site Plan
85 Greeley Street
Map 150, Lot 13
Hudson, New Hampshire
13 February 2026**

The subject lot under consideration for this Minor Site Plan application is located at 85 Greeley Street in Hudson, NH and is known to the Hudson Assessors Department as Map 150, Lot 13. The lot measures 178.9+/- acres and is located in the G1-General 1 zoning district. It is abutted by Greeley Street to the west, Barretts Hill Road to the south and various residential streets to the east. To the north are a number of lots that operate under the same ownership as the subject lot (Lot 13); these lots are known to the Hudson Assessors Department as Map 141, Lot 1, Map 140, Lot 1, Map 133, Lot 7, Map 123, Lot 1, and Map 115, Lot 5. Residential single-family and multi-family uses abut the site to the east, south, and west, while the lot to the north operates under the same industrial use as the subject lot. The lot is owned and operated by Brox Industries, Inc., a long-standing local leader in asphalt paving, recycling, and construction materials, operating for over seventy-five years across Massachusetts and southern New Hampshire.

The subject lot contains an existing non-metallic mineral processing plant, ready-mix concrete plant, and an asphalt batch plant with various structures and equipment used for the production of hot mix asphalt and construction aggregates. These facilities support regional infrastructure projects and have been long established on the property. Site access is provided by a driveway located in the southwest corner of the property off Barretts Hill Road. The site has moderate topography and slopes generally eastward toward Glover Brook. According to NRCS soil mapping, soils on the site consist primarily of loamy sands, with much of the area classified as pits or gravel. There are wetlands on site, but no wetland impacts are associated with the proposed project.

The existing 3-ton H&B asphalt batch plant and associated ancillary equipment have exceeded their life span, Brox proposes to replace the existing batch plant and associated ancillary equipment with a used 6-ton Barber-Greene asphalt batch plant and ancillary equipment relocated from

Attachment "B"

the Dracut Quarry. The project will be completed in phases, with construction occurring in a manner that allows continued operation of the existing asphalt batch plant during the transition. Following completion of the phased installation, the existing asphalt plant will be dismantled, and the replacement plant is anticipated to be operational by Spring 2027. The proposed "new" batch plant and equipment are located within the footprint of the existing batch plant and therefore no additional land disturbance is expected. There is no increase in employees or traffic as a result of this project. A Temporary Air Permit Application for the replacement of the asphalt batch plant was submitted to the New Hampshire Department of Environmental Services, Air Resources Division, on January 29, 2026.

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: