

207 CENTRAL ST SITE PLAN & CONDITIONAL USE PERMIT

SP# 02-26 & CUP# 02-26

STAFF REPORT

March 25, 2026

SITE: 207 Central Street, Map 176/Lot 041,44,45

ZONING: Business (B), General - 1 (G-1)

PURPOSE OF PLAN: to propose a residential and mixed-use development that includes three (3) residential apartment buildings within the south-central portion of the property, and one (1) mixed-use building located on the northern portion of the property.

PLAN UNDER REVIEW:

Meadows Non-Residential Site Plan, SP# 02-26 & CUP# 02-26, Map 76 Lot 041, 44, 45, 207 Central Street, Hudson, NH; prepared by: Verdantas LLC, 176 Newport Road, New London, NH 03257; prepared for: Meadow Properties LLC, 195 R Central St, Hudson, NH 03051; consisting of 43 sheets and general notes 1-11 on Sheet 2; dated August 29, 2025, last revised March 3, 2026.

ATTACHMENTS:

- 1) Site Plan & CUP Applications received January 16, 2025– Attachment “A”.
- 2) Project Narrative – Attachment “B”.
- 3) Department Review Comments – Attachment “C”.
- 4) Verdantas Response Letter to Department Comments, dated March 5, 2026 – Attachment “D”.
- 5) ZBA Notice of Decisions, dated February 26, 2026 – Attachment “E”.
- 6) Peer Review, prepared by Fuss & O’Neill, dated February 6, 2026 – Attachment “F”.
- 7) Conservation Commission Meeting Minutes, dated February 9, 2026 – Attachment “G”.
- 8) Exhibit A Reference Plan, dated September 28, 2021 – Attachment “H”
- 9) Site Plan dated August 29, 2025, last revised March 3, 2026.

APPLICATION TRACKING:

- January 16, 2026 – Site plan & CUP applications received.
- February 11, 2026 – Public Hearing deferred to March 11, 2026.
- March 11, 2026 – Public Hearing cancelled due to lack of quorum.
- March 25, 2026 – Public Hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The site is approximately 26.1 acres and is located in the Business (B) and General – One (G-1) zone, and is currently undeveloped. This site is proposed to be serviced by Town water and sewer. Multiple sections of the property are subject to FEMA flood zones, for which a zone change has been granted (Attachment “G” of February 11, 2026 Staff Report). The site does contain wetlands

along the central, north eastern, and eastern portions of the property. The site currently has one curb cut, and is proposed to be serviced by one for the apartments and one for the retail structures, both on Central Street. This site is an Asbestos Disposal Site (Inactive), with capped materials on parts of the site.

DEPARTMENT COMMENTS

Comments have been provided by several departments:

Engineering provided the following **new** comments:

1. Building A shows 2 water services, which need to be revised to one that will accommodate both water and fire suppression. This is also more cost effective.
2. There are no gate valves shown for any of the water features.
3. Applicant still shows 75' wetland buffer label adjacent to the residential building, which should be revised to 50' buffer.
4. It is unclear how roof runoff will be handled, taking in consideration the size of the buildings, it needs to be clearly shown.
5. Existing conditions show an existing drainage easement, but no information related to the ownership, the use, restriction or drainage features within it.
6. Engineering Department reserves the right to further comments.

Engineering has indicated the following items remain outstanding from prior review, with comments on the response letter:

1. Applicant shall provide a stop bar and pavement markings for pedestrian crossing
 - a. The stop bar is still missing at the main entrance.
2. Applicant shall consider extending the existing sidewalk along Central Street to connect Area 1 with Area 2, which is approximately 320 feet.
 - a. The applicant needs to answer with a simple yes or no.
3. Applicant shall provide information regarding all the proposed basins. How will the prevent groundwater penetration the basins taking in consideration the high-water table.
 - a. The design approach needs to reflect on the plans and on the details related to the basins in question.
4. There is no proposed drainage pipe information or flared end section information.
 - a. This item has not been addressed.
5. The plan is missing grading information related to wetland crossings.
 - a. This item has not addressed and there is no need for such long responses. Pending further review by NHDES is sufficient.
6. Plans do not show storage area.
 - a. The response is inadequate. Snow storage proposed areas appear too small and in wetland buffers and drainage features. Further evaluation by the applicant is required.
7. The applicant is missing a light plan. The plans don't show light fixture location or the underground electrical features.

- a. This item has not been addressed. There is no reason not to get this done based on the current rules in place for such plan.
8. The plans don't indicate where curbing is proposed.
 - a. This is very difficult to follow at the current plan scale, perhaps a colored plan would be more helpful.
9. The plans don't indicate where catch basins are proposed, if any.
 - a. The applicant should look for other alternatives than catch basins, to provide adequate spill prevention methods, if the water table constrains use of catch basins.
10. It is unclear how an oil spill or gas spill can be contained within the paved parking area without curbing or catch basin, taking in consideration the entire project is surrounded by wetlands.
 - a. The response is inadequate and needs further evaluation from the applicant. look at item 18. In addition, there are sections of parking lot adjacent to proposed building C that sheet flow directly into wetland buffer, without any protection from possible spills.
11. The utility note, related to water and sewer for Building A, is inadequate and the applicant needs to provide information related to the existing utilities, including size and condition.
 - a. This item has not been addressed. It is on the applicant to determine such information, including exploratory digging to confirm utilities. A note stating to be determined later by someone else, won't do.
12. Applicant shall revise plans to show fire services and domestic services separated with their own gate valve.
 - a. Applicant needs to show gate valves for domestic and fire services, plus fire hydrants.
13. It is unclear how left turns to the apartment complex would be possible or not cause and backups on Central Street, without any proposed off-site improvements, taking in consideration the traffic volumes during peak hours, proximity to the existing traffic light and the bottleneck effect.
 - a. Traffic will be a major component subject to review and the response is inadequate and won't do. I strongly advice the applicant to have his traffic engineer handle the response for this item versus the civil engineer.

Fire provided the following comments:

Buildings B, C, & D

Please provide the following changes and show the changes on the site plan. Forward to Fire for review.

1. Add a fire hydrant at the entrance to the proposed driveway to buildings B, C, & D.
2. Add a fire hydrant inside the proposed driveway at station 5+00.
3. Keep the proposed fire hydrant located and shown on the plan inside the entrance to building B.
4. Add a fire hydrant inside or near the cul-de-sac shown on the left side of building C.
5. Add a fire hydrant on the central street side of the parking lot in front of building D.

Building A

1. Add a fire hydrant inside the entrance to building A on the Central Street side of the parking lot.

Provide a fire apparatus turning plan into and around the site for buildings B, C, & D. Forward the plan for Fire review.

Fire hydrants shall not exceed 500 feet between hydrants. These additional fire hydrants are required.

Fire cannot approve the current plans.

Full Comments can be found in Attachment “C”.

RESPONSE LETTER

The applicant has provided a response letter to the department comments, dated March 5, 2026. The department comments listed in this report are those remaining outstanding or unanswered from the response letter. This response was for department and staff comment only, and did not address the Fuss & O’Neill comments. The full response letter may be found in Attachment “D”.

ZONING BOARD OF ADJUSTMENT

At the February 26, 2026 ZBA meeting, public hearings were held for four (4) variances related to the project. All four (4) variances were granted (5-0) with the following stipulations. See Attachment “E” for ZBA Notices of Decision.

1. To grant a variance from **§334-21 — Table of Permitted Principle Uses**: to accommodate up to three (3) proposed multi-family buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance shall supersede the variance labeled #176-041B, granted on October 24, 2024.
 - i. Stipulation: no more than 116 units within the General (G) zone.
2. To grant a variance from **§334-14 — Building Height** to allow the up to three (3) proposed multi-family building within the General (G) district to exceed 38 feet in height, where a maximum height of 38 feet would otherwise be required.
 - i. Stipulation: 50’ maximum height, consisting of no more than 3 livable floors and a pitched roof.
3. To grant a variance from **§334-82. F — Time Limit**: — to allow an extension of the mixed-use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2.
4. To grant an **extension of the variance labeled #176-041A**, granted on October 24, 2024 from **§334-10 — Mixed Use**: to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot, to date 2/26/2026.

With the approval of these variances, the site plan application is now in compliance with the Hudson Zoning Ordinance.

PEER REVIEW

Fuss & O’Neill provided peer review comments for the project, dated February 6, 2026. The majority of the comments relate to traffic, drainage, and on-site utilities. Several comments overlap with those issued by the Engineering Department. The complete set of peer review comments is included in Attachment “F”.

CONSERVATION COMMISSION

The Conditional Use Permit has been submitted to the Conservation Commission, which held its initial hearing on February 9, 2026 (Attachment “G”). No recommendations were made at that time. The Commission has requested that a site walk be conducted jointly with the Planning Board at a future date; this will be coordinated between the two Boards.

STAFF COMMENTS

Staff notes that the required variances were granted by the Zoning Board of Adjustment on February 26, 2026; therefore, the proposal is now in compliance with the Hudson Zoning Ordinance. Staff further notes that no approval may be granted until written comments from the Conservation Commission have been received.

RECOMMENDATIONS

Staff recommends acceptance of the application and the opening of a public hearing, along with discussion of the proposed revisions and establishment of a reasonable timeline for their completion prior to the applicant returning before the Board. Staff further recommends that the timeline allow adequate time for a second round of peer review and departmental review before the matter is scheduled for further consideration.

DRAFT MOTIONS:

TO DEFER:

I move to defer the Non-Residential **Site Plan** for the Mixed-Use Development Meadows Non-Residential Site Plan, SP# 02-26, Map 176 Lots 041, 44, 45, 207 Central Street, Hudson, NH, to date certain _____, 2026.

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

I move to defer the **Conditional Use Permit** for the Mixed-Use Development Meadows Non-Residential Site Plan, CUP# 02-26, Map 176 Lots 041, 44, 45, 207 Central Street, Hudson, NH, to date certain _____, 2026.

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

TO ACCEPT:

I move to accept the Non-Residential **Site Plan** for the Mixed-Use Development Meadows Non-Residential Site Plan, SP# 02-26, Map 176 Lots 041, 44, 45, 207 Central Street, Hudson, NH.

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

I move to accept the **Conditional Use Permit** for the Mixed-Use Development Meadows Non-Residential Site Plan, CUP# 02-26, Map 176 Lots 041, 44, 45, 207 Central Street, Hudson, NH.
Motion by: _____ Second: _____ Carried/Failed: _____

TO CONTINUE:

I move to continue the Non-Residential **Site Plan** for the Mixed-Use Development Meadows Non-Residential Site Plan, SP# 02-26, Map 176 Lots 041, 44, 45, 207 Central Street, Hudson, NH, to date certain _____, 2026.
Motion by: _____ Second: _____ Carried/Failed: _____

I move to continue the **Conditional Use Permit** for the Mixed-Use Development Meadows Non-Residential Site Plan, CUP# 02-26, Map 176 Lots 041, 44, 45, 207 Central Street, Hudson, NH, to date certain _____, 2026.
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: 1/14/2026 Tax Map #: 176 Lot #: 41, 44, 45

Site Address: 207 Central Street

Name of Project: The Meadows Mixed Use Development

Zoning District: Business, General General SP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Meadow Properties, LLC

Address: 195 R Central St

Address: Hudson, NH 03051

Telephone # (603) 231-7344

Email: derekmanagement@aol.com

DEVELOPER:

Name: Meadow Properties, LLC

Address: 195 R Central St

Address: Hudson, NH 03051

Telephone # (603) 231-7344

Email: derekmanagement@aol.com

PROJECT ENGINEER:

Name: Verdantas, LLC; Formerly Horizons Engineering, Inc.

Address: 176 Newport Road

Address: New London, NH 03257

Telephone # (603) 877-0116

Email: rhudock@verdantas.com

SURVEYOR:

Name: Verdantas, LLC; Formerly Horizons Engineering, Inc.

Address: 176 Newport Road

Address: New London, NH 03257

Telephone # (603) 877-0116

Email: rhudock@verdantas.com

PURPOSE OF PLAN:

Review of proposed mixed use development.

(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: The Meadows Mixed Use DevelopmentPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 176 LOT 41, 44, 45DATE: 1/14/2026-----
Location by Street: 207 Central StreetZoning: Business, GeneralProposed Land Use: Mixed Residential & CommercialExisting Use: UndevelopedSurrounding Land Use(s): CommercialNumber of Lots Occupied: 0 of 3Existing Area Covered by Building: 0 SFExisting Buildings to be removed: N/AProposed Area Covered by Building: 50,100 SFOpen Space Proposed: 1,087,766 SFOpen Space Required: 113,786 SFTotal Area: S.F.: 1,137,866 Acres: 26.12Area in Wetland: 509,843 SF Area Steep Slopes: 31,300 SFRequired Lot Size: 43,560 SFExisting Frontage: 541.46' Combined FrontageRequired Frontage: 150'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50'</u>	<u>55'</u>
Side:	<u>15'</u>	<u>95'</u>
Rear:	<u>15'</u>	<u>20'</u>

SITE DATA SHEET
(Continued)

Flood Zone Reference: Zone A

Width of Driveways: 24'

Number of Curb Cuts: 2

Proposed Parking Spaces: 278

Required Parking Spaces: 247

Basis of Required Parking (Use): (116 2Br units x 2 spaces/unit)+ (1 guest space/8 units) = 232+15 = 247 spaces

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: Variance #176-041A, dated 10/24/24 - Granted
(Attach stipulations on separate sheet) Variance #176-041B, dated 10/24/24 - Granted
Wetlands Conditional Use Permit - Pending

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(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: *Don Dumont Manager* Date: 1/14/26

Print Name of Owner: Don Dumont

- ❖ 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:

<u>1. Site Plan Use</u>	<u>Project Size/Fee</u>	
Multi-Family	\$105.00/unit for 3-50 units 116 Units \$78.50/unit for each additional unit over 50	\$ <u>10,431.00</u>
Commercial/Semi Public/Civic or Recreational	6,160 SF \$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ <u>967.12</u>
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ <u>0</u>
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ <u>0</u>

CONSULTANT REVIEW FEE: (Separate Check)

Total _____ 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>12</u> Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$6.08 (or Current Certified Mail Rate)	\$ <u>72.96</u>
<u>2</u> Indirect Abutters (property owners within 200 feet) @\$0.78 (or Current First Class Rate)	\$ <u>1.56</u>

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

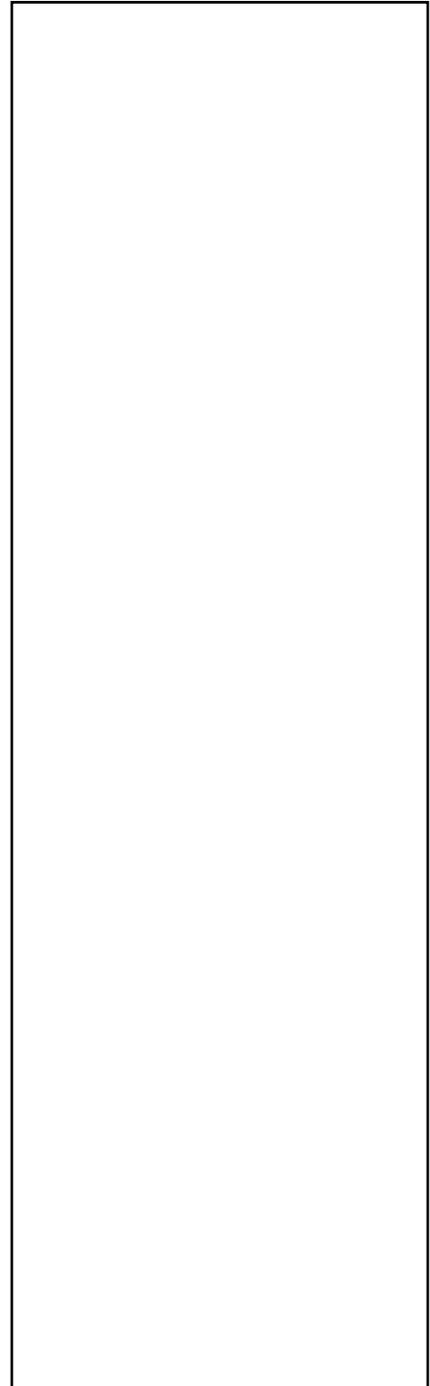
- | <u>Y</u> | <u>P</u> | <u>W</u> | | |
|----------|-------------------------------------|-------------------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A list of the names and addresses of the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

(Continue next page)



**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>		<u>Notes</u>
30. <input checked="" 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 checked="" 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.	No signs proposed
32. <input type="checkbox"/> <input checked="" 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)]	Exterior Lighting Plan pending
33. <input checked="" 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)]	Included in application
34. <input checked="" 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)]	Included in application
35. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	- Required dimensions for parking space [§ 275-8.C.(4)]	
36. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	- Required dimensions for aisle/access drive [§ 275-8.C.(5)]	
37. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	- Required off-street loading spaces [§ 275-8.C.(6)]	
38. <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	- Stormwater Management Plan [§ 275-9.A]	
42. <input checked="" 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 checked="" type="checkbox"/>	- Noise Study, if required [§ 275-9.C]	Noise Study not required

(Continue next page)

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

(End of checklist)

<u>Notes</u>
Fiscal Impact Study not required Traffic impact study included
Water impact study



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

CONDITIONAL USE PERMIT APPLICATION:
WETLAND CONSERVATION OVERLAY DISTRICT

Revised August 2024

Applications must be received at least 21 days prior to the Planning Board and Conservation Commission meetings at which the application will be heard. *The following information must be filed to each board.*

CONSERVATION COMMISSION:

1. Ten (10) copies of the completed application, including the project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
2. Ten (10) reduced size plan sets *folded* (sheet size: 11" X 17"). Plans require the stamp of a licensed land surveyor and a certified wetlands scientist. At a minimum, plans must show topography and any wetland within fifty (50) feet of the proposed project.

***Complete Application material should be delivered to the Engineering Department (603)886-6008.**

PLANNING BOARD:

1. One (1) copy of the completed application, including the project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
2. One (1) full size plan set *folded* (sheet size: 22" x 34") and fifteen (15) reduced size plan sets *folded* (sheet size: 11" X 17"). Plans require the stamp of a licensed land surveyor and a certified wetlands scientist. At a minimum, plans must show topography and any wetland within fifty (50) feet of the proposed project.
3. A list of direct abutters and indirect abutters, and two (2) sets of mailing labels for abutter notifications.
4. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
5. Check should be made payable to the *Town of Hudson*, and submitted to the Planning Department.

***Complete Application material & check should be delivered to the Planning Department (603)886-6008.**

Revised plans and other application materials must be filed with the Planning Department *no later than 10:00A.M., Tuesday ONE WEEK prior to the scheduled meeting, as applicable. 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.

Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner and Town Engineer.

CONDITIONAL USE PERMIT APPLICATION

Date of Application: 1/14/2026 Tax Map #: 176 Lot #: 41

Site Address: 207 Central St

Name of Project: The Meadows

Zoning District: Business and General General CUP#: _____

(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Meadows Property LLC

Address: 195 R Central St Hudson NH 03051

Address: _____

Telephone # 603-231-7344

Email: derekmanagement@aol.com

PROJECT ENGINEER or SURVEYOR:

CERTIFIED WETLANDS SCIENTIST:

Name: Horizons Engineering

Caitlin Banaszak

Address: 176 Newport Road Suite 8

Address: New London, NH 03257

Telephone # 603-877-0116

Email: rhudock@horizonsengineering.com

PURPOSE OF PLAN:

The purpose of this plan is to allow encroachments in the wetland buffer.

(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 SHEET

PLAN NAME: The Meadows

PLAN TYPE: (Site Plan, Subdivision, or other) Site Plan

LEGAL DESCRIPTION: MAP 176 LOT 41, 44, 45

DATE: 11/14/24

Location by Street: 207 Central St

Zoning: Business and General

Proposed Land Use: Mixed Use with retail and multi family

Existing Use: vacant land

Total Site Area: S.F.:1,007,542.8 Acres:23.13

Total Wetland Area (SF): 509,843 SF

Permanent Wetland Impact Area (SF): 3,015 SF

Permanent Wetland Buffer Impact Area (SF): 72,750 SF

Temporary Wetland Impact Area (SF): N/A

Temporary Wetland Buffer Impact Area (SF): 0 SF

Flood Zone Reference: FIRM Panel 33011C-0518D

Proposed Mitigation:

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
NARRATIVE REPORT				
Existing Conditions				
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description.	Future submission
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Description of each wetland and associated values	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Was property surveyed? If yes, the date of survey. (Please attach the survey plan)	May & June 2024
National Wetland Inventory				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Vegetative cover types	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Existence of vernal pools and associated habitat	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Unique geological and cultural features	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	NH Natural Heritage inventory – For list of rare and endangered species, contact the • NH Division of Forests and Lands (603)271-3623	Pending
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Public or private wells located within the vicinity	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Monitoring well(s) located on site	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Current land use and zoning district	GD / BD - vacant
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photos of existing area (please use color photos)	
Proposed Project Description			Project in conceptual phase, more information forthcoming with Site Plan submittal.	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entire project and associated activities	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Time table of project and anticipated phasing	Future submission
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Land use	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
Impact to Wetlands and/or Buffers				
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Change in run-off characteristics	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Delineation of drainage area contributing to each discharge point	

Attachment "A"

Yes	No	NA	Questions/Information Needed	HCC COMMENTS
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development	Future submission
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Erosion control practices	Future submission
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> If using rip-rap, attach documentation explaining why other erosion control methods are not feasible 	Future submission
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> How storm water runoff will be handled 	Future submission
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	If backyards or lots include a buffer area, buffer restriction wording shall be included in each deed (A physical marker may be requested to designate buffer boundaries at site)	

Mitigation

<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Wetland or upland plants identified to replace any losses	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> Restoration plan for planting and vegetation 	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Conservation easements, including location and aesthetic, wildlife and vegetative values	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> If easement is on or added to the site(s), a copy of the legal document shall be given to the HCC (HCC conservation easement markers may also be required along the easement) 	

CONCEPTUAL SITE PLAN/DRAWING

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity	All wetlands shown are prime
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50', buffer areas highlighted in color	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Assessor's sheet(s), lot(s), and property account number(s)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed structures	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Square footage listed for temporary and permanent impact	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species)	Future submission
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Topographical map with contours	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Storm water treatment swales and basins highlighted in color if in buffer area	Future submission
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Conservation and utility easements	Future submission
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Culvert, arch, bridge - sizes, material, etc.	Future submission
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Vernal pools	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed stone walls, tree lines, and unusually large, rare or beautiful trees, and other notable site features	

QUESTIONS TO CONSIDER BEFORE SUBMITTING

- Will the increased discharge cause erosion and channelization?
- Is there potential for off-site flooding?
- Does the decreased infiltration in the drainage area cause vegetation stress due to reduced or increased ground water or surface water discharge into wetland?
- Will the nutrients in the runoff increase eutrophication potential in downstream water bodies?
- Do you own any adjacent parcels or easements for roadways across adjacent parcels which could be used for access to avoid a wetland crossing
- Does a wetland crossing occur where it will result in the least amount of alteration to a wetland?
- Is preservation of upland areas adjacent to the impacted wetland a priority?
- Can using an alternative crossing design such as a bridge, retaining wall, etc. decrease the width or area of wetland alteration?
- Does a proposed road crossing of a wetland exceed the minimum width acceptable to the Planning Board and can this be negotiated downwards?
- Have you established that no reasonable alternative access from a public way to an upland is possible?
- Can the parking lot spaces be decreased?
- Is the roadway designed in such a way that does not restrict the flow of water?
- Is additional information needed to assess water quality impacts due to runoff?
- Is there an increase in other pollutants (e.g., heavy metals, turbidity, coli form) from streets and parking lots?
- Is there a need to restrict or prohibit the use of pesticides and fertilizers?
- Is there a need to restrict the use of roadway salting?

Site plan is conceptual for this CUP submission. These points will be taken into consideration with the final design of the project.

CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION

I hereby apply for *Conditional Use Permit* 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 *Conditional Use Permit* 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 Hudson Conservation Commission, 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: Don Dumont Manager Date: 1/14/26

Print Name of Owner: Don Dumont

- ❖ 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.

SCHEDULE OF FEES

(Fee covers both Conservation Commission & Planning Board)

A. REVIEW FEES:

1. Conditional Use Permit
\$100 Flat Fee \$ 100.00

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>12</u>	Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$5.58 (or Current Certified Mail Rate)	\$ <u>72.96</u>
<u>2</u>	Indirect Abutters (property owners within 200 feet) @\$0.73 (or Current First Class Rate)	\$ <u>1.56</u>
TOTAL		\$ <u>174.52</u>

(For Town Use)	
AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____

**The Meadows Abutters – Town of Hudson Site Plan Application
Tax Map 176 Lots 41, 44, 45
Central Street, Hudson, NH**

Map	Lot	Property Address	Owner	Mailing Address
176	24	204 Central St. Hudson, NH 03051	Keith Tessier	52 Greeley St. Hudson, NH 03051
176	25	208 Central St. Hudson, NH 03051	Hudson Veterinary R.E. LLC	208 Central St. Hudson, NH 03051
176	26	214 Central St. Hudson, NH 03051	Justine Mary Holdings	214 Central Street Hudson, NH 03051
176	27	218 Central St.	Justine Mary Holdings	214 Central Street Hudson, NH 03051
176	28 (Indirect)	222 Central St.	Mario Plante	9 Old Derry Road Hudson, NH 03051
176	29 (Indirect)	224 Central St.	Burger King Company, LLC	5707 Blue Lagoon Dr. Miami, FL 33126
176	42	203 Central St.	203 Central Street Realty, LLC	55 Hazelwood Road Hudson, NH 03051
176	43	201 Central St.	John Robichaud	201 Central Street Hudson, NH 03051
176	46	195 R Central St.	Don-Ray Property, LLC	195 R Central Street Hudson, NH 03051
176	47	195 Central St.	Derek Realty, LLC	195 R Central Street Hudson, NH 03051
176	48	193 Central St.	NSA Property Holdings, LLC	24901 Dana Point Dr. Ste 200 Dana Point, CA 92629
185	40	27 Kimball Hil Rd	Town of Hudson	12 School Street Hudson, NH 03051
Engineer, Surveyor		Agent	Verdantas, LLC	34 School Street Littleton, NH 03561 (603) 444-4111

January 14, 2026

Town of Hudson Planning Board
12 School Street
Hudson, NH 03051

Dear Board Members and Abutting Property Owners,

Meadow Properties, LLC is seeking a Site Plan Review from the Town of Hudson for a proposed residential and mixed-use development located at 207 Central Street, Tax Map 176, Lots 41, 44, and 45 in Hudson, NH. The project includes three residential apartment buildings within the south-central portion of the property, and one mixed-use building located on the northern portion along Central Street. Two driveway connections to Central Street are proposed, one for the mixed-used building and the other for the residential area. Adequate parking is provided as outlined in the enclosed application material. It should be noted that the project also includes two proposed “food truck areas,” each being at the two proposed driveway connections along Central Street.

The property is currently undeveloped, and the topography is largely flat. Wetlands are present on the central portion of the property and a creek called Merrill Brook runs along the northern portion of the property to an existing culvert at Central Street. The 100-year floodplain (or Special Flood Hazard Area) encroaches onto the property from Merrill Brook and is designated a Zone A. It should be noted that the boundary of the 100-year floodplain was officially amended by FEMA via an approved Letter of Map Amendment (or LOMA). The LOMA approval is included in Section 7, and the project is entirely outside of the 100-year floodplain.

The project includes one area of wetland impacts associated with the drive access crossing through the wetland area. The site was intentionally designed to reduce and avoid wetland impacts to the maximum extent possible. The proposed driveway crossing is at the narrowest section of wetlands, thereby minimizing impacts. Future wetland permitting will be required, and a summary of the wetland impact permitting considerations is included in Section 8.

This Site Plan Application also includes a separate Conditional Use Permit application, which is a request to allow encroachments into the wetland buffer areas. The property is split by two different Zoning Districts and associated wetland buffer distances, with the Business District on the northwestern portion (75 foot buffer) and the General District on the southeastern portion (50’ buffer). With the exception of the proposed mixed-use building, all the proposed residential buildings are outside of the wetland buffer. The wetland buffer encroachments are associated with the drive access, parking area, and stormwater treatment areas. The Conditional Use Permit application is included in Section 3.

The stormwater treatment approach includes multiple bioretention basins and is detailed in the stormwater design report (Section 12). It is understood that future DES Alteration of Terrain (AoT) permitting will be required.

Regarding water and sanitary sewer considerations, the proposed residential area will require new water and sanitary sewer main extensions, as shown on the design plans. The mixed-use building will connect to the mains within Central Street via new services. The water supply was evaluated for domestic and fire flow, and the hydraulic analysis (included in Section 10) indicates adequate supply. For sanitary sewer, it is understood that there is adequate downstream capacity in the existing infrastructure to support the development.

It should also be noted that two previous Town Zoning Variances were granted on October 24, 2024, and copies are included in Section 6. In summary, the variances allow the use of multi-family within the General district and for mixed-use and residential-use on the same parcel. The condition requires a lot merger which will be executed pending final approval.

The project will require future State and Local permitting prior to final approval and project construction. In summary the required permits include.

- Town of Hudson Water & Sewer Connection Permit
- NH DES Alteration of Terrain (AoT) Permit
- NH DES Sewer Connection Permit
- NH DES Wetlands Impact Permit
- NH DOT Driveway Permit
- EPA Construction General Permit

The applicable design plans and permit application will be obtained, and the approval receipt will signify compliance with all applicable design criteria and regulations. At this time, the aforementioned permits have not yet been submitted for review. It is understood that a subsequent Planning Board review may be required depending on the permitting review process. Lastly, it is understood that final approval will be conditional pending all required Local, State & Federal permit approvals.

Thank you for the opportunity to work with you on this important project for the community. If you have any questions, please let us know.



Ryan Hudock, PE
Project Manager
rhudock@verdantas.com
(603) 877-0116

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:

Planning Board Sign-off

Project Name	SP# 02-26 Meadows	Map/Lot:	176-041-000
Site Address:	107 Central Street	Zone:	Business,General
		Due by:	2/5/26

Extended Comments:

Buildings B,C,D

Please provide the following changes and show the changes on the site plan. Forward to Fire for review

- 1) Add a fire hydrant at the entrance to the proposed driveway to buildings B,C,D
- 2) Add a fire hydrant inside the proposed driveway at station 5+00
- 3) Keep the proposed fire hydrant located and shown on the plan inside the entrance to building B
- 4) Add a fire hydrant inside or near the cul-de-sac shown on the left side of building C
- 5) Add a fire hydrant on the central street side of the parking lot in front of building D

Building A

- 1) Add a fire hydrant inside the entrance to building A on the Central Street side of the parking lot

Provide a fire apparatus turning plan into and around the site for buildings B,C,D. Forward the plan for Fire review

Fire hydrants shall not exceed 500 feet between hydrants. These additional fire hydrants are required

Fire cannot approve the current plans

March 5, 2026

Town of Hudson Planning Board
12 School Street
Hudson, NH 03051

RE: Site Plan Application Review - 207 Central Street, Map 176/Lot 041,44,45

Dear Reviewers and Planning Board Members,

On behalf of Meadow Properties, LLC, we are pleased to submit this response to the initial Site Plan review comments outlined in a letter issued February 4, 2026, in advance of the scheduled Planning Board Hearing for March 11, 2026. Below is a response to the comments provided with the review comments (*italicize*) and the responses are in **blue bullet points**.

We sincerely appreciate the detailed review, and we agree with the comments provided. For overall context, as the initial Site Plan submittal, it is understood that further review comments may be provided both by Town Staff and the third-party review engineer. It is also acknowledged that additional State permitting is required, and we expect that any outstanding design or permitting items may be listed as a "Condition of Site Plan approval." The enclosed site plan submittal is intended to provide maximum detail for Planning Board acceptance and review.

The additional State and Local Permitting requirements include the following:

- Town of Hudson Water & Sewer Connection Permit
- NH DES Alteration of Terrain (AoT) Permit
- NH DES Sewer Connection Permit
- NH DES Wetlands Impact Permit
- NH DOT Driveway Permit
- EPA Construction General Permit

The above-listed permits will be obtained prior to final Site Plan approval, and the approval receipt will signify compliance with all applicable design criteria and regulations. Nonetheless, enclosed site plan submittal accounts for the applicable requirements and previous staff review comments.

STAFF REPORT COMMENTS & NARRATIVE RESPONSE:

1. *Applicant shows parking withing building setback.*

- The above-listed comment refers to "Area 1" (or Building A), which has been revised to eliminate encroachment into building setbacks.

2. *Applicant shall provide a stop bar and pavement markings for pedestrian crossing*

- The stop-bar and pavement marking are shown on the civil plan sheets C2.0 through C2.3.

3. *Applicant shall revise existing plan to show the existing sidewalk along Central Street*

- The plan has been provided to show the existing sidewalk along Central St.

4. *Applicant shall consider extending the existing sidewalk along Central Street to connect Area 1 with Area 2, which is approximately 320 feet.*
 - It is understood that a future capital improvement plan along Central Street is being contemplated. As such, the impact fee from the proposed project would contribute. The improvements to the right-of-way, including sidewalk, would be best accomplished with a comprehensive plan as opposed to incremental improvements. In summary, the right-of-way improvements are agreed upon and supported by the applicant. We believe that the most efficient and cost-effective method is to support the overall capital improvements plan.
5. *Applicant shall revise plans to clearly show grading information and elevations on the Contours*
 - The grading information is shown on the civil plan sheets C2.0 through C2.3.
6. *Applicant shall add 4' perimeter chain link fence to all basins over 4 feet in depth.*
 - A note is included on sheets C2.1 through C2.3, to specify the above-listed required for basins over 4 feet in depth. The fencing requirements will be confirmed per the final DES AoT approval. The intent is to keep all proposed stormwater basins less than 4 feet deep and avoid a perimeter fence. The final stormwater design will depend on DES AoT review and the fencing requirements will be shown accordingly.
7. *Applicant shall provide information regarding all the proposed basins. How will the prevent groundwater penetration the basins taking in consideration the high-water table.*
 - Lined wet ponds and lined bioretention basins use an impermeable liner system to hydraulically isolate the facility from underlying soils, preventing downward seepage and upward groundwater intrusion, which protects groundwater quality and maintains proper BMP performance in areas with a high seasonal water table. The above-listed comment is outlined in the Stormwater Design Report and will be refined during the future DES AoT permit review.
8. *Wet Pond A1 does not appear to indicate a spill way a 171 based on the proposed contours.*
 - The above-listed information is included on sheet C2.1.
9. *There is no proposed drainage pipe information or flared end section information.*
 - The above-listed information is shown on the civil plan sheets C2.0 through C2.3, and will be finalized per DES AoT and DES Wetland Permitting.
10. *Guardrail shall be added between travel way and ponds over 4 feet.*
 - A guardrail has been added to the enclosed plans for the above listed areas.
11. *Applicant shall revise the utility plan profile to include drainage features and stations on the plan. Currently the station features are only available on the profile.*
 - The utility sheets (C2.7 – C2.9) have been revised to show the stationing of the drainage features. The plans show separate profiles for the water/sewer utilities and the road design/drainage features for clarity purposes.
12. *For residential use, a fire hydrant is required every 800 feet.*
 - The proposed hydrants are spaced less than 800 feet apart.

13. The plan is missing grading information related to wetland crossings.

- The wetland crossing is shown on the enclosed civil design plans, which include a proposed 24" culvert, which is conservatively sized. The wetland crossing design will be reviewed by qualified professionals as part of the DES AoT and DES Wetlands permit. The permanent and temporary wetland impacts are shown on the enclosed Wetland Impact Exhibit, which is a stand-alone plan for the Condition Use Permit (CUP) application. The site was intentionally designed to reduce and avoid wetland impacts to the maximum extent possible. The proposed road crossing is at the narrowest section of wetlands, thereby minimizing impacts as much as possible. Furthermore, the proposed access road is designed to best match existing grades, while meeting applicable road resign criteria. As such, earthwork, grading extents, and wetland impacts are efficiently minimized.

While temporary wetland impacts are proposed, the long-term water quality will be protected via the proposed stormwater treatment practices. During the construction phase, erosion control measures will be implemented as shown on sheet C3.4. Robust and conservative wetland protection measures will be provided which include double-row silt fence along wetland areas, and, it should be noted that the project is subject to DES Wetlands and AoT review. Lastly, approximately 8.5K SF of wetland buffers impacts current exist based on the historic development of Area 1. The proposed development is an improvement from existing conditions to protect long term water quality.

14. Plans do not show storage area.

- The snow storage areas are shown on the overall site plan, sheet C2.0.

15. The applicant is missing a light plan. The plans don't show light fixture location or the underground electrical features.

- The above-listed lighting plan will be provided for the subsequent Planning Board hearing, once the building design and site layout is largely agreed-upon.

16. The applicant does not show erosion control plan including stockpiling areas during construction.

- The Construction Sequence & Erosion Control Plan is included on sheet C34. Construction phase BMPs will be implemented to robustly protect the wetland areas including double rows of silt fence.

17. The plans don't indicate where curbing is proposed.

- The curbing locations are shown on civil plan sheets C2.0 through C2.3.

18. The plans don't indicate where catch basins are proposed, if any.

- No catch basins are proposed due to the shallow groundwater table. The stormwater plan is largely based on surface sheet flow. Again, the final stormwater design will be provided.



19. *It is unclear how an oil spill or gas spill can be contained within the paved parking area without curbing or catch basin, taking in consideration the entire project is surrounded by wetlands.*

- Curbing and swales are shown on the plan around the parking areas, which will divert surface runoff towards the proposed forebays. The forebays are designed to be lined and can be used to capture and contain oil spills, in addition to the pretreatment of stormwater. In summary, no untreated stormwater will discharge into the wetland areas.

20. *The utility note, related to water and sewer for Building A, is inadequate and the applicant needs to provide information related to the existing utilities, including size and condition.*

- The available information is shown on the plans. As-built information related to the existing utilities was requested from the Town and NHDOT, but has not been provided. The sewer inverts for the new connection have been surveyed and the sewer main is approx. 16-17 feet below grade. It should be noted that review and approval of the utility plans is required by both the Town and NHDES.

21. *Applicant shall revise plans to show fire services and domestic services separated with their own gate valve.*

- The utility plans have been revised to show separate fire services and domestic services.

22. *It is unclear how left turns to the apartment complex would be possible or not cause and backups on Central Street, without any proposed off-site improvements, taking in consideration the traffic volumes during peak hours, proximity to the existing traffic light and the bottleneck effect.*

- The enclosed Traffic Analysis did not identify significant constraints or necessary off-site improvements.

DPW provided the following comments:

- The nine (9) comments from DPW match the above-listed comments. The same responses apply.

Assessing provided the following comments:

Meadow Properties, LLC is the listed owner of 176-041, however, Posey Investments LLC is the owner of 176-044 & 176-045.

- The above-listed discrepancy has been corrected.

Fire provided the following comments:

Buildings B,C,D:

Please provide the following changes and show the changes on the site plan. Forward to Fire for review.

1. *Add a fire hydrant at the entrance to the proposed driveway to buildings B,C,D.*
2. *Add a fire hydrant inside the proposed driveway at station 5+00.*
3. *Keep the proposed fire hydrant located and shown on the plan inside the entrance to building B.*
4. *Add a fire hydrant inside or near the cul-de-sac shown on the left side of building C.*
5. *Add a fire hydrant on the central street side of the parking lot in front of building D.*

Building A

1. *Add a fire hydrant inside the entrance to building A on the Central Street side of the parking*



lot.

Provide a fire apparatus turning plan into and around the site for buildings B,C,D. Forward the plan for Fire review.

Fire hydrants shall not exceed 500 feet between hydrants. These additional fire hydrants are required. Fire cannot approve the current plans.

- The enclosed design plans have been revised per the above-listed comments.

Zoning provided the following comments:

- The previously approved variances have been re-evaluated and re-approved in February 2026.



Ryan Hudock, PE
Project Manager
rhudock@verdantas.com
603-877-0116

Send recorded copy to:

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 176, Lots 044, 045, & 041; Sublots-000, Zone Business (B) & General (G)

Case # 176-041

ZBA Decision 02/26/2026

VARIANCE 1 – GRANTED

Property Owners: Meadows Property, LLC, 195R Central Street, Hudson, NH 03051
Posey Investments, LLC, 195R Central Street, Hudson, NH 03051

Property Location: 197, 197R & 207 Central Street, Hudson, NH 03051

Action sought: to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024 (Case #176-041 B).

Hudson Zoning Ordinance: Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses, and Article VIII: Nonconforming Uses, Structures and Lots: §334-29 Extension or enlargement of nonconforming uses

Action granted: After consideration of the applicant's testimony, public and written comments on the proposal, and review of the variance criteria, a motion was made, seconded and a roll call vote of 5:0 to grant the variance with stipulations listed below. The variance passed unanimously by vertical (member) method of voting on the five (5) criteria shown below (in bold) for the following reasons:

1. Granting of the requested variance will not be contrary to the public interest:

The requested variance is not contrary to the public interest, as the proposed use does not conflict with the explicit or implicit purposes of the ordinance. A majority of the public present at the meeting and a majority of the public comments submitted were in favor of the project. These included positive statements about cleaning up the area and providing housing for residents of Hudson. The proposed mixed-use development will be cleaner and look much better than the existing site. The ordinance in the General Zone is meant to prevent overcrowding situations. This lot is split between the Business and General zones. The proposed use appears to be a good one, which does not necessarily clash with what the ordinance is trying to do.

2. The proposed use will observe the spirit of the ordinance:

The proposed use will observe the spirit of the ordinance. The building is located in a General zone and is proposed to be used for residential housing. It is located off the main road and shielded by several natural effects such as trees, bushes, etc. Combining the properties and allowing for a multifamily use does not

conflict with the spirit of the ordinance, allowing better use of the area. The proposal will not hurt the neighborhood or public safety. The proposed plan does not conflict with the character of the neighborhood or threaten public health, safety, or welfare. The proposal may increase the makeup of the current neighborhood, which is a depressed area. This is not currently an attractive site, and the applicant is proposing to revitalize the neighborhood.

3. Substantial justice would be done to the property owner by granting the variance:

Substantial justice would be done to the property owner. The property owner is developing the property with a use that he believes is helpful for the residents of the Town of Hudson by providing housing. There will be no harm leveraged against the general public by this plan.

4. The proposed use will not diminish the value surrounding properties:

The proposed use will not diminish the value of surrounding properties. The applicant, along with several members of the public, stated an interest in seeing the area cleaned up, which the proposal would do. Developing this site and putting it to better use will be good for the area.

5. Unnecessary Hardship:

A1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property. The intention is to combine a group of parcels to make a development. This is the only way to make the project happen and provide benefits for the Town. The property is almost unusable, and some remediation has to occur in order for a return, to make it worth the applicant's time and effort. The property itself creates a lot of hardship, due to the existing wetlands. The applicant has come up with creative ways to cross different barriers. There are special conditions for this property. It is a multi-parcel and multi-zoned property, Business and General. There is asbestos on the site which has to be dealt with. Mitigation comes at a high cost. This is an unnecessary hardship within itself. The applicant is proposing to clean up the area, fix the existing drainage issues, and is seeking ways to fund those activities through some additional units.

A2) The use is a reasonable one.

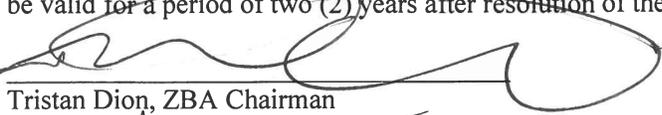
STIPULATIONS:

There shall be a cap of 116 units in the General (G) Zone.

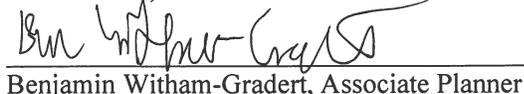
NOTES:

(1) All representations of fact or intention made by the applicant during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

(2) In accordance with RSA 674:33 and Hudson Town Code §334-82, variances shall be valid if exercised within two (2) years from the date of approval by the Zoning Board of Adjustment. For variances or special exceptions which require subsequent Planning Board review, and which have gained application acceptance within six (6) months of approval by the Zoning Board of Adjustment, the variance or special exception shall be valid for a period of two (2) years after resolution of the Planning Board application.



Tristan Dion, ZBA Chairman


Benjamin Witham-Gradert, Associate Planner

20260312
Date

3/12/26
Date

Send recorded copy to:

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 176, Lots 044, 045, & 041; Sublots-000, Zone Business (B) & General (G)

Case # 176-041

ZBA Decision 02/26/2026

VARIANCE 2 – GRANTED

Property Owners: Meadows Property, LLC, 195R Central Street, Hudson, NH 03051
Posey Investments, LLC, 195R Central Street, Hudson, NH 03051

Property Location: 197, 197R & 207 Central Street, Hudson, NH 03051

Action sought: to allow the up to three (3) proposed multifamily buildings within the General (G) district to exceed 38 feet in height up to a maximum of 50 feet, where a maximum height of 38 feet would otherwise be required.

Hudson Zoning Ordinance: Article III: General Regulations; §334-14 Building height

Action granted: After consideration of the applicant's testimony, public and written comments on the proposal, and review of the variance criteria, a motion was made, seconded and a roll call vote of 5:0 to grant the variance with stipulations listed below. The variance passed unanimously by vertical (member) method of voting on the five (5) criteria shown below (in bold) for the following reasons:

1. Granting of the requested variance will not be contrary to the public interest:

The requested variance is not contrary to the public interest, as granting this variance to the 50-foot max height will not change the neighborhood and not threaten the public's health or safety in any way. There will not be any living space above three floors, and the Fire Department had no comments. The proposal does not conflict with the explicit purpose of the ordinance. In terms of the implicit or explicit purposes of the ordinance, height limits mostly have to do with trying to maintain the feel of the Town and make sure that people are not building skyscrapers. The proposal allows the applicant to construct a building more closely matching a New England aesthetic. Allowing a bit of extra height is better in keeping with the purpose of the ordinance.

2. The proposed use will observe the spirit of the ordinance:

The proposal of the building being a bit taller will observe the spirit of the ordinance because it does not interfere with the public health, safety, welfare, or public rights. The discussions between the applicant and Board led to a good compromise for everyone and the public. The interpretation of the ordinance was in question and discussed for this case.

3. Substantial justice would be done to the property owner by granting the variance:

Substantial justice would be done to the property owner. A large portion of the design of this property is the roof. This variance will allow the property owner to build what they and the public would like to see on the property. This is a good compromise between the builder and the public interest. The proposal will not bring harm to the general public. It appears that the distance to Benson Park will be fairly far with a lot of trees in the way, helping with any sight line concerns.

4. The proposed use will not diminish the value surrounding properties:

The proposed use will not diminish the value of surrounding properties. The applicant, along with several members of the public, stated an interest in seeing the area cleaned up, which the proposal would do. Developing this site and putting it to better use will be a good thing for the area. A building will exist on the site no matter what, as variances have already been granted. The building being slightly taller will not affect the value of surrounding properties.

5. Unnecessary Hardship:

A1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property. The applicant established that literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. The proposal will help with the overall design and architecture for the development. Literal enforcement would create an unnecessary hardship because the design that is desired by the public and the property owner needs relief from the ordinance. The property crosses over two different zones, B & G, and contains a lot of wetlands. The applicant is limited on how much they can actually build on the property. The applicant could build this within the height limits, creating a two-story building with a pitched roof, but this would likely cover more square feet of the property. The applicant is trying to meet some aesthetic and design choices from the Planning Board and public, which is also a hardship.

A2) The proposed use is a reasonable one.

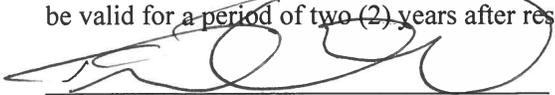
STIPULATIONS:

There shall be a maximum building height of 50-feet, with three (3) livable floors, and a pitched roof.

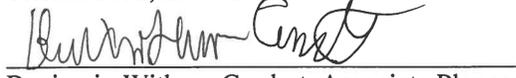
NOTES:

(1) All representations of fact or intention made by the applicant during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

(2) In accordance with RSA 674:33 and Hudson Town Code §334-82, variances shall be valid if exercised within two (2) years from the date of approval by the Zoning Board of Adjustment. For variances or special exceptions which require subsequent Planning Board review, and which have gained application acceptance within six (6) months of approval by the Zoning Board of Adjustment, the variance or special exception shall be valid for a period of two (2) years after resolution of the Planning Board application.



Tristan Dion, ZBA Chairman



Benjamin Witham-Gradert, Associate Planner

202603-12

Date

3/12/26

Date

Send recorded copy to:

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 176, Lots 044, 045, & 041; Sublots-000, Zone Business (B) & General (G)

Case # 176-041

ZBA Decision 02/26/2026

VARIANCE 3a – GRANTED

Property Owners: Meadows Property, LLC, 195R Central Street, Hudson, NH 03051
Posey Investments, LLC, 195R Central Street, Hudson, NH 03051

Property Location: 197, 197R & 207 Central Street, Hudson, NH 03051

Action sought: to allow an extension of the mixed-use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2 (granted with stipulations on 02/26/2026).

Hudson Zoning Ordinance: Article XV: Enforcement and Miscellaneous Provisions; §334-82. F, Time Limit

Action granted: After consideration of the applicant's testimony, public and written comments on the proposal, and review of the variance criteria, a motion was made, seconded and a roll call vote of 5:0 to grant the variance. The variance passed unanimously by vertical (member) method of voting on the five (5) criteria shown below (in bold) for the following reasons:

1. Granting of the requested variance will not be contrary to the public interest:

The requested variance is not contrary to the public interest, because it does not conflict with the explicit or implicit purpose of the ordinance. The proposal is for an extension to align all of the variances, including those (variances 1 and 2) just voted on. This will help the project to be on the same timeline and allow the Board to hear another case regarding a variance previously approved on October 24, 2024.

2. The proposed use will observe the spirit of the ordinance:

The proposed use will observe the spirit of the ordinance because granting the variance and allowing the request to be heard 90 days earlier will not threaten the public health, safety, or welfare.

3. Substantial justice would be done to the property owner by granting the variance:

Substantial justice will be done to the property owner. The proposal of an extension earlier than 90 days will not harm the public health, safety, or welfare. Substantial justice will be observed by allowing the variances to expire together and the property owner will not have to come back to the Zoning Board for further extensions.

4. The proposed use will not diminish the value surrounding properties:

The proposed request does not alter the values of surrounding properties.

5. Unnecessary Hardship:

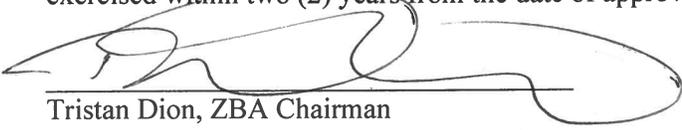
A1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property. Not granting this variance would create a hardship because all of the variances for this project should line up on the same timeline. Enforcing the ordinance strictly would require the applicant to unnecessarily coming back 90 days from now to hear the case.

A2) The request is reasonable.

NOTES:

(1) All representations of fact or intention made by the applicant during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

(2) In accordance with RSA 674:33 and Hudson Town Code §334-82, variances shall be valid if exercised within two (2) years from the date of approval by the Zoning Board of Adjustment.



Tristan Dion, ZBA Chairman

2026 03 12
Date


Benjamin Witham-Gradert, Associate Planner

3/12/26
Date

Send recorded copy to:

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 176, Lots 044, 045, & 041; Sublots-000, Zone Business (B) & General (G)

Case # 176-041

ZBA Decision 02/26/2026

VARIANCE 3b – GRANTED

Property Owners: Meadows Property, LLC, 195R Central Street, Hudson, NH 03051
Posey Investments, LLC, 195R Central Street, Hudson, NH 03051

Property Location: 197, 197R & 207 Central Street, Hudson, NH 03051

Action sought: to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot.

Hudson Zoning Ordinance: Article III: General Regulations; §334-10, Mixed or dual use on a lot

Action granted: After consideration of the applicant's testimony, public and written comments on the proposal, and review of the variance criteria, a motion was made, seconded and a roll call vote of 5:0 to grant the variance with a stipulation listed below. The variance passed unanimously by vertical (member) method of voting on the five (5) criteria shown below (in bold) for the following reasons:

1. Granting of the requested variance will not be contrary to the public interest:

The requested variance is not contrary to the public interest, and will not conflict with the ordinance or cause harm to the character of the neighborhood or public health. Granting of this requested variance will keep it on the same timeline as the other variances and allow them to expire at the same time. This variance is already in place and nothing about it is being changed. This will allow the applicant to have expeditious timelines and align the dates for all of the variances (1, 2, 3a and 3b) requested.

2. The proposed use will observe the spirit of the ordinance:

The proposed use will observe the spirit of the ordinance because the existing variance is still in effect. This is simply extending the date.

3. Substantial justice would be done to the property owner by granting the variance:

Substantial justice would be done to the property owner by allowing the variances to continue on a congruent timeline.

4. The proposed use will not diminish the value surrounding properties:

The proposed use will not diminish the value of surrounding properties.

5. Unnecessary Hardship:

A1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property. Literal enforcement would be a hardship in not allowing this variance to continue along with all the others. Granting the variance will allow the applicant's process to be streamlined. The property is unique and, due to that, the planning and design for the project may take more time. Not granting this and not allowing the variances to be in alignment would be an unnecessary hardship against the property owner, considering the previous variances that were just granted by the Board have a specific timeline.

A2) The request is reasonable.

STIPULATIONS:

The variance granted October 24, 2024 is extended to date February 26, 2028.

NOTES:

(1) All representations of fact or intention made by the applicant during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

(2) In accordance with RSA 674:33 and Hudson Town Code §334-82, variances shall be valid if exercised within two (2) years from the date of approval by the Zoning Board of Adjustment. For variances or special exceptions which require subsequent Planning Board review, and which have gained application acceptance within six (6) months of approval by the Zoning Board of Adjustment, the variance or special exception shall be valid for a period of two (2) years after resolution of the Planning Board application.



Tristan Dion, ZBA Chairman

20260312
Date


Benjamin Witham-Gradert, Associate Planner

3/12/26
Date



50 Commercial Street, Suite 2S
Manchester, NH 03101
603.668.8223
www.fando.com

February 6, 2026

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

Re: Town of Hudson Planning Board Review
The Meadows Mixed Use Development, 207 Central Street
Tax Map 176 Lots 41, 44 & 45; Acct. #1350-733
Reference No. 20030249.260

Dear Ms. Dubowik:

Fuss & O'Neill (F&O) has reviewed the first submission of materials received on January 20, 2026, related to the above-referenced project. Authorization to proceed was received on January 22, 2026. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

We have included a copy of Fuss & O'Neill's evaluation of the checklist for your reference. We note that several items could not be verified by Fuss & O'Neill and require action by the Town.

The project appears to consist of constructing three apartment buildings, two food truck/food court areas and a combination retail/apartment building on the previously undeveloped lot. The site has proposed a total of 116 units of residential housing. The proposed improvements to the site include the construction of parking areas, drainage, utilities, landscaping and lighting. The site is proposed to be serviced by public water and sewer system.

The following items are noted:

1. Site Plan Review Codes (HR 275)

- a. Hudson Regulation (HR) 275-6.C & T.(1)(b) The applicant has not proposed adding any sidewalks along Central Street. We note that there are no existing sidewalks along Central Street in the vicinity of the project site.
- b. HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the site. We note that the applicant has proposed two fire hydrants on the site. The applicant should review the design with the Fire Department.
- c. HR 275-6.T. The applicant is proposing limited off-site improvements that include utility connections and driveway apron installations.
- d. HR 275-6.V. The applicant has shown 2 locations for dumpster enclosures on the plan set at buildings A and C. The applicant should provide details for these enclosures. We note that no dumpster locations are proposed for buildings B and D.
- e. HR 275-8.C.(2). & 275-8.C.(3). and Zoning Ordinance (ZO) 334-15.A. The applicant should provide parking calculations for the site. It appears that the applicant has proposed adequate parking for residential buildings B, C & D. The applicant has noted 8 parking spaces for the 8 residential units in Building A, however it appears 16 spaces are required. The applicant has also not provided information as to how these spaces will be designated/signed for residence use only vs. the proposed retail use in the same building. The applicant has also not provided any retail or food truck parking space calculations.

- f. HR 275-8.C.(2).(c). The applicant has noted a drive-thru use at building A; however, no information was provided showing stacking spaces for the drive-thru or the type of business proposed (i.e. coffee shop; fast food restaurant; etc.), so adequacy of the drive-thru layout could not be confirmed.
- g. At the proposed drive-thru location there are no ordering kiosks, striping, or other operational signage shown on the plans.
- h. HR 275-8.C.(4). The applicant has proposed reduced size parking spaces of nine feet by 18 feet, which is allowed by Planning Board vote. The applicant should note proposed parking space sizes at each building.
- i. HR 275-8.C.(5). The applicant should note the proposed aisle widths for the parking areas at each building.
- j. HR 275-8.C.(6)(b). The applicant has not shown any loading spaces for the retail building or any of the apartment buildings shown on the plan.
- k. HR 275-9.C.(11). The applicant has not provided any handicapped accessible parking spaces in the area of Building A. The applicant has provided two handicapped accessible parking spaces in the area of Building B; however, it appears three spaces are required. The applicant has provided adequate handicapped accessible parking spaces for buildings C and D. The applicant should show the tip down sidewalk locations on the plans and provide details for these features. Also, the applicant has not shown any handicapped accessible spaces for the food court areas.
- l. HR 275-9.F. The applicant provided copies of deeds as part of the package received for review. We note that an existing drainage easement is shown on the plan adjacent to Central Street, and the applicant is proposing parking spaces within a portion of that easement. A copy of this easement was not included in the review submission documents.
- m. The applicant has shown a proposed bituminous sidewalk between Area 2 and Area 3, but has not shown tipdowns/curb ramps nor included appropriate details for the sidewalk in the plans.
- n. The applicant has not shown any proposed stop signs or stop bars on the driveways within the site or at the intersections with Central Street.
- o. The plans are not stamped by a New Hampshire licensed Professional Engineer.

2. Administrative Review Codes (HR 276)

- a. HR 276-7. The applicant should note any requested waivers on the plan set.
- b. HR 276-11.1.B.(2). The applicant has not provided plans at a scale of 1"=50' maximum. We note that the applicant has provided overview plans at a scale of 1"=80' (Existing Conditions Plan) and 1"=60' (Overall Site Plan). For clarity the applicant should also use match lines between plan sheets when breaking up plans.
- c. HR 276-11.1.B.(3). The applicant should review the requirements for the title block on the plan sheets. We note that the name for whom the plan was prepared is not included in the title block on any of the plan sheets.
- d. HR 276-11.1.B.(4). & 289-27.A. The applicant should add the required approval block on each sheet of the plan set as required.
- e. HR 276-11.1.B.(6). The applicant has not provided the owner's signature on the plan set.
- f. HR 276-11.1.B.(7). The applicant should provide the addresses of the abutting lot owners on the plan set.
- g. HR 276-11.1.B.(9). The applicant should provide boundary information and dimensions for the entire parcel, error of closure and certification by a licensed land surveyor.
- h. HR 276-11.1.B.(12).(b). The applicant should confirm that the site does not abut any residential uses. The applicant should also label all setback lines on the plan set with their dimensions.
- i. HR 276-11.1.B.(13). The applicant should add the required sign note to the plan.

- j. HR 276-11.1.B.(16). The applicant should show all driveways and travel ways within 200 feet of the site.
- k. HR 276-11.1.B.(17). The applicant should clearly label existing topography on the plans with benchmark locations as required.
- l. HR 276-11.1.B.(18). The applicant should provide proposed topography for the proposed development. We note that there are no grades labeled on Grading Plan sheets C2.1 and C2.3. We also note that the applicant should provide spot grades were necessary to ensure parking lots and walkways are constructed as designed.
- m. HR 276-11.1.B.(22). The applicant has not provided the required 35 feet of green space between the right-of-way line and the parking lot of Building A and Food Court Area 2.
- n. HR 276-11.1.B.(24). The applicant has not provided the open space percentage on the plan set.
- o. HR 276-11.1.B.(25). It appears that the applicant has proposed parking and travel ways between the side lot line and setback lines.
- p. HR 276-15. The applicant should add the Dig Safe logo and phone number to the plan set.

3. Driveway Review Codes (HR 275-6.B/Chapter 193)

- a. HR 193.10.E. The applicant has provided information showing that sight distance is adequate.
- b. HR 193.10.G. The applicant has proposed two driveways on Central Street for the site.
- c. HR 193.10.H. We note that part of the southwestern driveway is within the side setback line.
- d. The applicant should review the driveway geometry at building A to ensure fire trucks have unimpeded access around the building. It appears that truck travel through the drive-thru area may encroach on unpaved areas. We recommend providing a firetruck turning/access plan or detail within the plan set which demonstrates acceptable access.
- e. Some of the proposed drain crossings along the driveway are not shown or are inaccurate on the road profiles on sheets C2.4 and C2.5. These features are also not shown on the Utility Plan profiles.
 - Drain crossing at station 3+80 is not shown
 - Drain crossing at station 4+64 is not shown
 - Drain crossing at station 9+00 is shown on the profile at station 8+80

4. Traffic (HR 275-9.B)

Fuss & O'Neill, Inc. has reviewed the Traffic Impact and Access Study prepared by Barton & Loguidice dated January 20, 2026, for the proposed mixed-use development at 207 Central Street Hudson, New Hampshire (Tax Map 176 Lots 41). The project proposes the development of 7,000 square foot (sf) of retail space, 116 residential dwelling units and 2 food truck spaces. Access and egress to the site will be provided via an existing driveway on the northeast side and a new proposed driveway on the southwest of the project site along Central Street.

- a. The procedures that the Barton & Loguidice report uses are reasonable, with the appropriate seasonal adjustment factors and future traffic growth used to determine base conditions, determinations of pass trips, and new trips. The analysis also properly analyzes current and future years (2027) for No-Build and Build conditions.
- b. On page 2 of the report it indicates that the data count was conducted on September 24, 2026. We suggest that the applicant update this to the correct date.
- c. The applicant should confirm whether analyzing a future Design Year was considered during the scoping process.
- d. NHDOT prefers the HCM 2000 report format for signalized intersections instead of the HCM 6th report format. We recommend that that applicant provide the HCM 2000 reports for the Central Street at Burnham Road intersection and the lanes, volumes, and timings report. We are unable to check phasing and signal timing without those items.

- e. The applicant should confirm the source of the existing timing data that was referenced in developing the capacity analysis. Any additional information such as an existing signal plan should be incorporated into the analysis as needed.
- f. The applicant should confirm if peak hour factors were calculated for the intersection turning movements or approaches for the capacity analysis. They all appear to be 0.92 which is the default setting in the capacity analysis reports provided.
- g. The applicant should provide information on any notable crash patterns at the Central Street and Burnham Road intersection regarding crashes resulting from a failure to yield (i.e. any particular direction) that may be addressable by simple measures such as better signage or other means.
- h. The applicant should confirm if Central Street (Route 111) is under NHDOT jurisdiction in this area and if so, was NHDOT involved in the scoping process of this traffic study.
- i. The applicant should confirm if any consideration was given to analyzing the Central Street at Kimball Hill Road signalized intersection due to its proximity to the project site.

5. Utility Design/Conflicts

- a. HR 275-9.E & 276-13.A. The applicant has not shown any electrical, communications or gas connections.
- b. The Sewer and Water Notes should reference the Town of Hudson Engineering Technical Guidelines and Typical Details (ETGTD). The applicant should review this document and update the utility notes and details accordingly.
- c. HR 275-9.E & 276-13. The applicant should provide a water/sewer utility crossing detail.
- d. HR 275-9.E & ETGTD Section 825.2.3 & Detail W-21. The applicant has not shown a gate valve on the proposed 8" water main connection at the Central Street water main. The applicant has not provided a detail for gate valve/tapping sleeve installation.
- e. HR 275-9.E. The applicant has provided a Utility Plan sheet for Areas 2 and 3, but has not provided a Utility Plan for Area 1.
- f. HR 275-9.E & ETGTD Section 825.2.13 & Detail W-10. The applicant should include notes regarding hydrant requirements, and either revise the hydrant detail to meet the requirements of detail W-10 or replace with that referenced hydrant detail in the plans.
- g. The water main on sheet C2.8 appears to be located closer than 10 feet to the sewer main in the area east of SMH 4.
- h. HR 275-9.E. The applicant has not shown valves on the 6" water service connections to the buildings. The plans include a Water Service Connection detail for a small diameter service pipe.
- i. ETGTD Section 720.8.3. The applicant has not proposed cleanouts or manholes at the property line/right-of-way line.
- j. ETGTD Section 720.8.5. The applicant should include a note indicating that floor drains, roof drains, sump pumps or other non-sanitary sewerage cannot be connected to a building's sewer service connection.
- k. At the proposed SMH 8 in Central Street the invert in from the site's 8" sewer is 1.3 feet higher than the inverts of the existing sewer main. The applicant should lower the 8" invert in to more closely connect to the existing sewer main inverts or provide a dimensioned detail showing the intended construction of this invert.
- l. The Sewer Service Detail included in the plans references 4" sewer service piping. The Utility plans show a 6" sewer service connection at each building.
- m. The Existing Conditions Plan shows what appears to be a sewer manhole adjacent to the concrete pad at the site of proposed building A. The applicant should clarify the intent for this SMH as part of the proposed sewer connection work for the new building.

6. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. HR 275-6.F. & 290-5.A.4. The applicant should provide a GRV worksheet within the Stormwater Management Report or coordinate with the Town engineer for a waiver of GRV.
- b. HR 275-9.A. The applicant should provide both PDF and paper copies of pre- and post-development stormwater watershed/drainage plans.
- c. HR 275-9.A.(1). & 290-5.A.(5). The applicant should provide a comparison table of pre-to-post volumes, in addition to the peak volume table provided.
- d. HR 290-5.A.(3). The applicant should provide the required Test Pit location upon the plan sets in relation to the stormwater management areas proposed.
- e. HR 290-5.A.(1). & (3). The applicant should provide language in the Drainage Analysis Report, stating how low impact development (LID) strategies for stormwater runoff were evaluated for this project.
- f. HR 290-5.A.(9). The applicant should review the BMP design to ensure the ESHWT is taken into account with the NHDES required separation.
- g. HR 290-5.A.(10). The applicant should ensure that all proposed Erosion and Sediment Control practices are illustrated upon the plan set and are located outside of the protected buffer area.
- h. HR 290-5.A.(11). The applicant should provide detailed design plans of the proposed drainage, including but not limited to the following: proposed pipe locations/sizes/material/invert elevations, proposed headwalls/FES locations/elevations, roof drain sizes/elevations, etc.
- i. HR 290-5.A.(11). The applicant should provide detailed design plans of the proposed grading, including but not limited to the following: proposed contours, proposed contour labels, etc.
- j. HR 290-5.A.(11). The applicant should provide details of the outlet control structures with associated orifice/rim size and invert information.
- k. HR 290-5.A.(11). The applicant should provide the flood elevation (top of berm) for all stormwater ponds within the HydroCAD to ensure proper freeboard is attained.
- l. HR 290-5.A.(11). The applicant should coordinate the pre- and post- development areas within HydroCAD to be exactly the same.
- m. HR 290-5.A.(11). The applicant should provide the NHDES BMP worksheets, illustrating the stormwater practices that meet NHDES regulations.
- n. HR 290-5.A.(11). Basins utilize volume below the lowest outlet inverts. If infiltration is not accounted for, this volume is technically always occupied by stormwater, which is unable to be utilized for detention purposes. The applicant should provide additional information as to the purpose of the Basins. If infiltration is proposed the applicant should revise HydroCAD accordingly. If a permanent pool is proposed, the applicant should implement a "starting elevation" within HydroCAD accordingly.
- o. HR 290-5.A.(11). The applicant should provide details for the basin emergency spillway.
- p. HR 290-5.A.(12). The applicant should provide a Long Term Maintenance Plan including but not limited to; procedures, protocols, frequency, roles, reporting, and responsible parties.
- q. HR 290-5.A.(12). The applicant should provide a detailed BMP location plan of the I&M Manual, this will ensure all proposed drainage features are properly maintained, including but not limited to; specific locations of individual drainage structures, basins, rip rap outlets, snow storage locations, and closed drainage networks.
- r. HR 290-5.A.(12). Due to the location in respect to the onsite wetlands and the abutting brook, the applicant should also prepare a winter maintenance and salt minimization plan.
- s. HR 290-5.B.(1).(a). The applicant should provide the required NHDES BMP worksheets for onsite drainage features.
- t. HR 290-5.B.(1).(b). The applicant should provide support material or calculations showing the required 80% TSS and 50% TP pollutant removals.

- u. HR 290-6. The applicant should provide rip rap calculations within the Stormwater Management Report.
- v. HR 290-6.A.(5). We note the phasing of the site will be required to meet or request a waiver from the 1-acre winter disturbed area limit from NHDES Env-1505.06(b)(1).
- w. HR 290-6.A.(7). The applicant should ensure the plans illustrate the required Construction Entrance with details upon the plan set.
- x. HR 290-6.A.(8). The applicant should ensure the plans note a pre-construction meeting is required with the Town Engineer.
- y. HR 290-6.A.(9). The applicant should add the required disturbed area note to the plan set.
- z. HR 290-7.A.(6). The applicant should provide information for the project accounting for frozen ground conditions.
- aa. HR 290-7.A.(8). The applicant should ensure the Plans and Stormwater Management Report are stamped by a PE.
- ab. HR 290-7.B.(14). The applicant should provide the limits of wetland impact areas upon the plan set.
- ac. HR 290-7.B.(16). The applicant should provide locations upon the plan set for proposed snow storage areas. We note snow storage is not allowed within the treatment bays of stormwater basins, snow should be directed to forebays for pre-treatment prior to entering the treatment bay.
- ad. HR 290-8.A.(4). & (5). The applicant should ensure a note is upon the plan set, stating the requirement to coordinate the need for a Bond or Escrow with the Town Engineer.
- ae. HR 290-10.A. The applicant should keep the Town informed of all communication with NHDES in relation to the required Alteration of Terrain and Wetlands Permits being requested to ensure NHDES comments do not alter drainage design/calculations.
- af. HR 290-10.A. We note that additional items will be required for the NHDES AoT Permit, which could potentially affect the stormwater calculations and/or construction of the site. Please provide additional detail on the following items:
 - i. We request the applicant review typical NHDES screening layers as well as the NHDES PFAS sampling maps.
 - ii. We note the phasing of the site will be required to meet or request a waiver from the 5-acre disturbed area limit from NHDES Env-1505.03.
 - iii. We note the phasing of the site will be required to meet or request a waiver from the 1-acre winter disturbed area limit from NHDES Env-1505.06(b)(1).
- ag. HR 290-10.B. The applicant should provide the typical EPA NPDES disturbance note of over 1 acre, to ensure the contractor is aware of the ENOI SWPPP requirement.
- ah. The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements. The applicant has noted that the project has been designed to meet MS4 requirements.
- ai. Please note that this review was carried out in accordance with applicable regulations and standards in place in New Hampshire at this time. Note that conditions at the site, including average weather conditions, patterns and trends, and design storm characteristics, may change in the future. In addition, future changes in federal, state or local laws, rules or regulations, or in generally accepted scientific or industry information concerning environmental, atmospheric and geotechnical conditions and developments may affect the information and conclusions set forth in this review. In no way shall Fuss & O'Neill be liable for any of these changed conditions that may impact this review, regardless of the source of or reason for such changed conditions. Other than as described herein, no other investigation or analysis has been requested by the Client or performed by Fuss & O'Neill in preparing this review.

7. Zoning (ZO 334)

- a. ZO 334-14. Buildings B, C and D are proposed with heights that exceed the 38 foot maximum height allowed by the Ordinance. The applicant will need a variance for these proposed heights.
- b. ZO 334-17 & 334-21. The subject parcel is located within the Business (B) and General (G) zoning districts, and the applicant has noted this on the plans. The applicant has noted that Zoning variances granted in October 2024 allow for multifamily use within the General District and mixed use and residential use on the same lot. The applicant should note these variances on the plan with their approval dates. The proposed retail and restaurant uses are allowed within the district.
- c. ZO 334-36.C. The applicant has requested a Conditional Use Permit for installation of parking, drive access and stormwater management within the wetlands and wetlands buffer areas. The applicant has stated that the wetlands buffer is 50 feet in the General District and 75 feet in the Business District. We note that ZO 334-35.A.(3) states that the buffer is 50 feet for residential uses and 75 feet for non-residential uses. The applicant should provide a Wetlands Impact Plan to clearly show the wetlands and buffers impacted by the design.
- d. ZO 334-83 and HR 218-4.E. The applicant has noted that a portion of the site is located within the Flood Hazard Area. The applicant has provided a LOMA for the site. We note that the applicant has not proposed any disturbance or development within the Flood Zone.
- e. ZP 334-57. The applicant has not provided any sign information on the plan set.

8. Erosion Control/Wetland Impacts

- a. The applicant should provide an Erosion Control Plan showing locations of proposed erosion control measures on the plan. Specific erosion control measures for disturbances of the asbestos material areas should be provided also.
- b. The applicant should provide a detail of and location for stabilized construction entrances on the plan.
- c. The applicant should note that the Town of Hudson reserves the right to require any additional erosion control measures as needed.

9. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. HR 275-8.C.(7). The applicant should provide landscape parking calculations on the plan set for each of the multiple parking lots proposed.
- b. HR 275-8.C.(8). The applicant should confirm that there are no abutting residential neighbors that would require screening.
- c. HR 275-17.C. The applicant has provided lighting details on the plan but an illumination plan has not been provided for review.
- d. HR 275-17.D.2. The applicant should note the hours of operation for the retail use and food court/food truck uses at the site and the relationship of those hours to the site lighting.
- e. HR 275-17.D.6. We were unable to evaluate light trespass without an illumination plan.
- f. HR 275-17.E.1. The applicant should update the light fixture detail and the concrete light base detail to match the light pole base height requirements of the Regulation.
- g. There are several locations shown within the Landscaping & Lighting Plans where proposed light poles are within tree canopies.
- h. On the Landscaping & Lighting Plans there are no building mounted lights shown. The applicant should confirm that is the intent for the site lighting or include building mounted lights on the lighting plan when it is prepared.

10. State and Local Permits (HR 275-9.G.)

- a. HR 275-9.G. The applicant should list all required permits and their status on the plan set.
- b. HR 275-9.G. The applicant should provide copies of any applicable Town, State or Federal approvals or permits.
- c. Additional local and state permitting may be required.

11. Other

- a. The applicant should add the Tax Map and Lot number to the Cover sheet.
- b. The applicant should move the legend on Sheet C2.3 to remove the line overwrite.
- c. The applicant has proposed two food court areas, but it is unclear what is the intent for these areas. The project narrative identifies these as 'food truck' areas, but the plans call these out as 'food court' areas. The applicant has not provided any information about food trucks, where they will park, or if any utility connections are proposed. We note that picnic table areas are provided but no further information is shown.
- d. The applicant has not shown snow storage locations on the plans.
- e. The applicant should provide additional details on the plans, including but not limited to: internal sidewalks, sidewalk tip downs, sidewalk curbing, traffic signage, and internal roadway typical cross sections.
- f. The applicant has provided a detail for a rockery wall. The applicant should show the wall location on the plans and note that any walls greater than 4 feet will need a building permit and require an engineered design stamped by a New Hampshire licensed professional engineer.
- g. On sheet AC103 of the architectural plans there is no entry door shown for the apartment furthest to the right in the Second Floor Plan.
- h. The Existing Conditions Plan includes locations of covered asbestos. Plan notes do not indicate the proposed removal of any asbestos material, other than General Note 9 on sheet C1.0 which states there are numerous restrictions and covenants regarding that material. The Consent Decree documentation included in the review submission requires NHDES approval for any disturbances to these areas. A copy of that approval should be provided to the Town for their records, and any requirements of that approval should be noted on the plans.
- i. ETGTD Section 565.1.1. The applicant should note on the plans the Town requirement that the Contractor shall not import any fill over ten cubic yards per source without soils testing verifying the absence of constituents of concern.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.

SWR:
Enclosure

cc: Town of Hudson Engineering Division – File
Verdantas – rhudock@verdantas.com



TOWN OF HUDSON Conservation Commission



Carl Murphy, Vice Chairman

Dave Morin, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

DATE: February 9, 2026

MEETING MINUTES: Below is a listing of minutes for the Hudson Conservation Commission. Minutes are not a verbatim record of each meeting, but rather represent a summary of the discussion and actions taken at the meeting. All Conservation Commission meetings are televised live and repeated during the following week on HCTV, cable television channel 22. Official copies of the minutes are available to read and copy at the Town Engineer's Office during regular business hours (Monday through Friday, 8:00 A.M. to 4:30 P.M.).

Should you have any questions concerning these minutes or wish to see the original recording, please contact the Town Engineer's Office at 603-886-6008.

In attendance = X Alternates Seated = S Partial Attendance = P Excused Absence = E

Carl Murphy Chairman <u> X </u>	Ken Dickinson Vice-Chair <u> X </u>	Christopher Cameron Clerk <u> X </u>	John Walter Member <u> X </u>
Kathy Griswold Member <u> E </u>	David Morin Selectman Liaison <u> X </u>	Don Kirkland Engineer <u> X </u>	

CALL TO ORDER BY CHAIRPERSON AT	7:01 P.M.
PLEDGE OF ALLEGIANCE	Mr. Walter
ROLL CALL	Mr. Cameron
SEATING OF ALTERNATES:	None
PUBLIC INPUT RELATED TO NON-AGENDA ITEMS:	7:02 P.M. – None

I. New Business

a. Conditional Use Permit (CUP) Application: 273 Lowell Rd – “Restaurant Depot”

Presentation: Mr. Keith Curran from Bohler, the applicant’s representative, presented the site plan and conditional use permit application for the subject proposed development on an approximately ten and one-half (10.5) acre lot with temporary wetland buffer impacts of 9,014 square-feet (SF) and permanent wetland buffer impacts of 1,651 SF, on behalf of the applicant,

Attachment "G"

Restaurant Depot, LLC. The location of the entrance driveway is dictated by an access easement from the roadway along the northern part of the site. The total area of proposed development is approximately five and one-half (5.5) acres. The site is currently undeveloped and largely wooded. There is an existing wetland in the western portion of the site, adjacent to the proposed entrance driveway. The proposed driveway and parking areas are proposed to be curbed to create a closed drainage system. A water quality unit/dynamic separator system is being proposed to treat runoff from the site before discharging to the proposed infiltration basins, and ultimately to the adjacent wetland.

Discussion:

There was discussion on the location of the driveway being dictated by previous adjacent development. It was noted that native seed mix was being specified for disturbed areas within the wetland buffer, as well as on the sloped area in the eastern portion of the site. It was suggested that the applicant provide trees and/or shrub plantings in these areas to help mitigate runoff and erosion. It was noted that the proposed closed drainage system with infiltration ponds and water quality unit should mitigate concerns related to water quality within the adjacent wetlands.

Motion: None

Site Walk: Sat 3/7/2026 at 9:00am at 273 Lowell Rd.

b. Conditional Use Permit (CUP) Application: 207 Central St – “Meadows Property”

Presentation: Mr. Ryan Hudock from Verdantas, the applicant’s representative, representing Posey Investments, LLC, owned by Mr. Donald Dumont, also in attendance, and Meadows Property, LLC, owned by Mr. Dillon Dumont, not in attendance, presented the site plan and conditional use permit application for the subject proposed development on an approximately twenty-three (23) acre lot containing extensive wetlands. The proposed development would permanently impact 3,015 SF of the approximately 509,843 SF of wetlands on the property. The proposed development would also permanently impact 72,750 SF of the wetland buffers on the property. The applicable wetland buffers for the proposed development are seventy-five (75) feet for non-residential use, which constitutes the mixed-use building along Central St in the northern portion of the site, along with associated driveway, parking areas, and site development; and fifty (50) feet for residential use, which constitutes the remaining buildings along the western and southern portions of the site, including associated driveways, parking areas, grading, drainage/stormwater control features, and related work.

The total area of proposed development was not provided, however it is a significant portion of the non-wetland areas on the site and includes a small portion of the wetlands. The proposed wetland impact is required in order to construct the access driveway into the southern portion of the site, which includes and is surrounded by wetlands. The site is currently undeveloped, except for the paved area along Central Street, and largely consists of woodlands and wetlands. The proposed driveway and parking areas are proposed to drain into stormwater basins (“wet ponds”)

Attachment "G"

in an open drainage system, using a combination of sloped pavement and berms to direct runoff to the stormwater collection areas. As presented, the project will require an Alteration of Terrain (AOT) permit and wetland impact permit with New Hampshire Department of Environmental Services (NHDES), along with other required permits and approval by the Hudson Planning Board in order to receive approval for construction.

Discussion:

Concerns were raised with the high water table, proximity to wetlands, impacts to wetland buffers, proximity of proposed development to property lines and within setbacks, and presence of a large area (approx. seven (7) acres) of capped asbestos on the site (regulated at the state level and not within Conservation Commission or Planning Board jurisdiction). The applicant indicated that there are strict regulations around asbestos sites and that all proposed work would need to comply with these regulations and obtain necessary state permits. The approximately two (2) foot deep soil "cap" over buried asbestos on capped sites cannot be disturbed without specific mitigation procedures which are regulated at the state-level.

The applicant was asked what constraints were causing the proposed development to encroach so far into the wetland buffers and it was indicated that the intent is to keep the building along Central Street to a two (2) story building with sloped roofs to better fit with the character of the area. The larger three (3) story buildings would likely be set further back from the road in the southern portion of the site. The applicant indicated that the number of development units proposed was determined in order to make the project economically viable for the developer. The size of the parking areas was determined by town parking requirements.

Concerns were raised with the open drainage system and it was indicated that on past applications of this type a closed drainage system had been required. There was concern raised with the potential for contaminants and runoff to flow directly into the wetlands. There was also concern with the use of wet ponds rather than infiltration ponds. The applicant indicated that installing infiltration ponds with the high water table would require raising the developed portion of the site, particularly in the southern portion of the site, which would require significant revisions to the site plan and would likely increase grading extents and impacts.

It was indicated that there are significant concerns with the application as presented, however no decisions were made and the applicant agreed to return at a later meeting once the Planning Board provided feedback.

Motion: None

Site Walk: None scheduled. A combined site walk with the Planning Board is desired at a future date, which will be coordinated.

II. Old Business

None

III. Other Business

a. Trolley Bed Trail & Gumpas Pond Connector Trail

Mr. Walter indicated that he had walked the trolley bed trail from Gibson Rd east to the Pelham town line and provided some observations.

Mr. Murphy indicated that he had reached out to NHDES and they requested the exact bank-to-bank measurement of the wetland crossing. Mr. Murphy to follow up w/ NHDES with that information.

b. Trail Work Day

The next trail work day is scheduled for **10:30 am on Sat 3/7/2026** at the **intersection of Hawkview Drive and Gibson Road (park on Hawkview)**. The plan is to walk the Hudson portion of the trolley bed trail east to the Pelham town line and further evaluate needed repairs, possibly clearing brush and fallen trees along the way.

Afterward, depending on time, work will shift to completing the recently-cleared eastern segment of the Gumpas Pond Loop Trail at Musquash Conservation Area, hiking in from the Hinds Lane trailhead in Pelham. Mr. Cameron indicated that the trail had been cleared but had a couple large blowdowns and needed more blazing.

c. Workshop – Open Space Plan

A Conservation Commission workshop is scheduled for **Monday 2/23/2026 at 7 p.m.** to work on updating the Hudson Open Space Plan; location TBD.

IV. Financial Status

a. Current Report

- i. Conservation Commission Operating Budget, available balance = \$49,868.20 (as of 2/3/2026, FY 2026). Brief discussion took place on how much of the previously-approved “up to” \$100,000.00 had been expended for design/permitting fees for the Robinson Pond boat launch improvements and how much, if any, remained to be spent – still waiting for that information from town staff.
- ii. Conservation Fund: No update provided. Balance = \$823,163.15 (as of previous meeting, January 2026, FY 2026).

V. Correspondence

Attachment "G"

Mr. Walter provided a flyer advertising an upcoming event by the Town of Pelham: "Protect Our Ponds: Working Together for Watersheds" conference, to be held on Sat 4/11/2026 from 8:30 a.m.-12:00 p.m. at 6 Village Green, Pelham, NH.

VI. Approval of Minutes: January 12, 2026 Regular Meeting Minutes

Discussion:

None

Motion: To accept the January 12, 2026 regular meeting minutes.

**Motion by: Mr. Walter Second: Mr. Dickinson Motion carried/failed:
Carried, 4 / 0 / 0.**

VII. Commissioners' Comments

Mr. Cameron reminded members of the discussion at the previous meeting around members taking inventory of trail sign and marking needs at conservation properties. Chairman Murphy had previously requested that this information be provided at the March regular meeting. Members indicated they had begun this work and would continue to work on it for the next meeting.

VIII. Adjournment

Discussion:

None

Motion: To adjourn the meeting.

**Motion by: Mr. Walter Second: Mr. Cameron Motion carried/failed:
Carried, 4 / 0 / 0.**

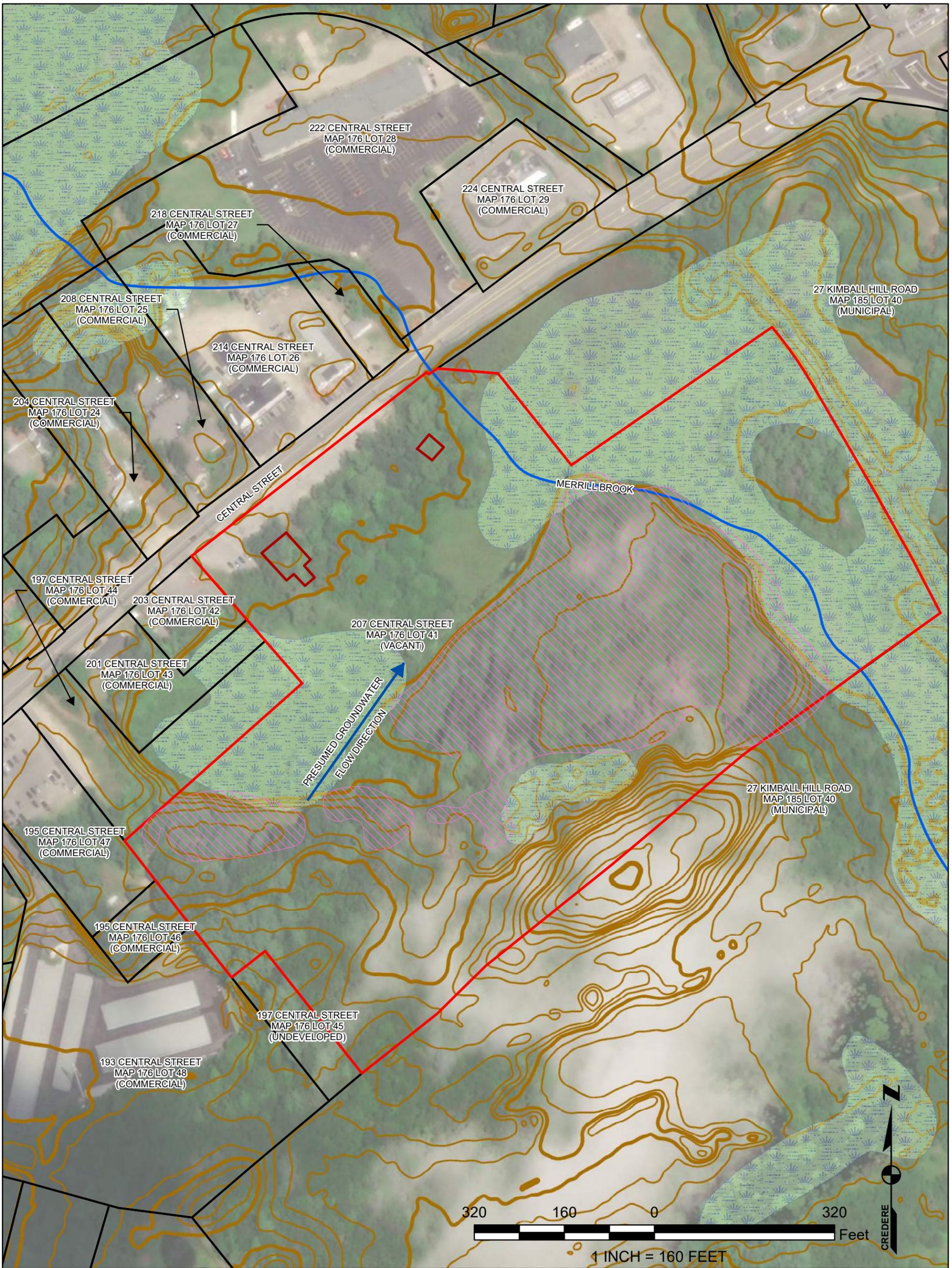
Meeting adjourned at 10:00 p.m.

****Next Regular Meeting: Monday, March 9, 2026 at 7:00 p.m.***

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Cameron", written in a cursive style.

Christopher Cameron, Clerk



NOTES:
 1. EXISTING CONDITIONS AND FEATURES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON INFORMATION OBTAINED FROM THE TOWN OF HUDSON, NEW HAMPSHIRE, ESRI ORTHO IMAGES, NEW HAMPSHIRE OFFICE OF GIS, AND SITE RECONNAISSANCE PERFORMED ON SEPTEMBER 14, 2021.

DRN BY: CRB/GWK DATE: 09/28/2021
 CHKD BY: JRN PROJECT: 21001634

Creder Associates, LLC
 776 MAIN STREET
 WESTBROOK, MAINE
 Tel. 207.828.1272
 Fax 207.887.1051
 WWW.CREDERELLC.COM

**FIGURE 2
 DETAILED SITE PLAN**

207 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE

- FORMER ASBESTOS
- FORMER SITE BUILDINGS
- SITE BOUNDARY
- PARCELS BOUNDARIES
- BROOK
- PRESUMED GROUNDWATER FLOW DIRECTION
- WETLANDS
- 2 - FOOT CONTOURS