

COLBEA ENTERPRISES, LLC SITE PLAN **CONTINUATION REQUEST**

SP# 09-23

STAFF REPORT

March 26, 2025

PLAN UNDER REVIEW:

Gas Station/Convenience Store/Car Wash, Non-Residential Site Plan, Map 198 / Lots 11, 12, 14, 15, 16, 14 Brenton Ave, 7 Atwood Ave, 91, 95 & 97 Lowell Road, Hudson, NH; prepared by: TF Moran, 170 Commerce Way, Suite 102, Portsmouth, NH 03801; prepared for: Colbea Enterprises, LLC. 695 George Washington Highway, Lincoln, RI 02865; consisting of 34 sheets and general notes 1-19 on Sheet C-01; dated December 13, 2023; last revised December 17, 2024.

APPLICATION TRACKING:

- December 13, 2023 – Site Plan application received.
- May 24, 2024 – Response letter and revised Site Plan received.
- June 27, 2024 – Variances granted by Zoning Board of Adjustment.
- July 18, 2024 – 2nd Response letter and revised Site Plan received.
- August 12, 2024 – 2nd Peer Review received.
- September 6, 2024 – 3rd Response letter and revised Site Plan received.
- September 11, 2024 – Public hearing held & Plan accepted, continued to October 23, 2024.
- October 12, 2024 – Site Walk.
- October 14, 2024 – Planning Board response letter and revised Site Plan received.
- October 23, 2024 – Public hearing held, continued to January 8, 2025.
- January 8, 2025 – Public hearing continued to February 12, 2025.
- February 12, 2025 – Public hearing continued to March 26, 2025.
- March 26, 2025 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

The applicant has requested a continuation to the May 28, 2025 meeting date, as to address comments provided by peer review. A draft motion has been provided.

MOTION TO CONTINUE:

I move to continue the site plan application for Colbea Enterprises, LLC Site Plan - Gas Station/Convenience Store w/Drive-Thru/Car Wash, Non-Residential Site Plan, Map 198 / Lots 11, 12, 14, 15, 16, 14 Brenton Ave, 7 Atwood Ave, & 91, 95 & 97 Lowell Road, Hudson, New Hampshire, to date certain, May 28, 2025.

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

Gradert Benjamin

From: Jay Minkarah <JayM@nashuarpc.org>
Sent: Wednesday, March 19, 2025 11:00 AM
To: Dubowik, Brooke; Gradert Benjamin
Subject: FW: Colbea Continuance

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

From: Christopher Drescher <cdrescher@cbzlaw.com>
Sent: Wednesday, March 19, 2025 10:16 AM
To: 'Jay A. Hall' <JHall@seasonscornermarket.com>; Jay Minkarah <JayM@nashuarpc.org>
Cc: 'Michael Gazdacko' <MGazdacko@seasonscornermarket.com>; 'Christopher Rice' <crice@tfmoran.com>; 'Minkarah, Jay' <jminkarah@hudsonnh.gov>
Subject: RE: Colbea - April date if possible

Jay M.,

Yes – I think I heard from all parties – we would please like to continue until May 28th.

Again, thank you so much for all the accommodation.

-Chris

Christopher Drescher, Esq.

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