



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: MARCH 10, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> E </u>	Jordan Ulery Member <u> X </u>
Dillon Dumont Member <u> X </u>	William Collins Member <u> X </u>	Victor Oates Alternate <u> X </u>	Leo Fauvel Alternate <u> X </u>
Brian Groth Town Rep. <u> X </u>	Roger Coutu Select. Rep <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> X </u>	

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

Mr. Fauvel seated for Mr. Veloso.

V. NEW BUSINESS

- A. Greenmeadow Lot Line Relocation Lowell & Steele Road
SB# 01-21 Map 234/Lots 5 & 34, Map 239/Lot 1

Purpose of Plan: To relocate a lot line between Map 234/Lot 5 and Map 234/Lot 34, and then to consolidate Map 234/Lot 5 with Map 239/Lot 1. Application Acceptance & Hearing.

Mr. Dumont moved to accept the Greenmeadow Lot Line Relocation between Map 234/Lot 5 and Map 234/Lot 34, and consolidation of Map 234/Lot 5 with map 239/Lot 1.

Motion seconded by Mr. Collins. All in favor – motion carried 7/0/0.

Public input opened at 7:09 p.m.

James Crowley, 4 Fairway Drive – Questioned the deadline for the March 10, 2021 meeting as February 16, 2021, when the application was submitted on February 17, 2021.

Dean Sakati, 11 Fairway Drive – Spoke about concerns of the consolidation of the three parcels.

Kathy Leary – Questioned if the parcels were part of the original site plan, or just added recently.

Tim Monk, 13 Fairway Drive – Don't put the cart before the horse with approving the lot line relocation before the site plan.

Ed Thompson, 22 Burns Hill Road – Questioned the structuring of the three condominiums discussed.

Public input closed at 7:19 p.m.

Mr. Van der Veen moved to defer the decision of the Lot Line Relocation Plan/Consolidation Plan for Map 239/Lot 1 and Map 234/Lots 5 and 34 to be contemporaneous with the decision on SP# 04-20, SB# 11-20, and CU# 02-20, also referred to as the Hudson Logistics Center.

Motion seconded by Mr. Dumont. All in favor – motion carried 7/0/0.

VI. OLD BUSINESS

A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 5, 34 & 35, Map 239/Lot 1
CU# 02-20	

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Mr. Collins moved to continue the public hearing for SB# 11-20, SP# 04-20, and CU# 02-20, AKA Hudson Logistics Center, to date certain, March 24, 2021 for public input.

Motion seconded by Mr. Ulery. All in favor – motion carried.

VII. ADJOURNMENT

Mr. Van der Veen moved to adjourn. Motion seconded by Mr. Ulery. All in favor – motion carried.

Meeting adjourned at 9:40 p.m.

Elliott Veloso
Member, Planning Board

*Mr. Ulery moved to accept the minutes/decisions on 4/14/21.
Motion seconded by Mr. Collins. All in favor – Motion carried.*

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).