



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: MAY 12, 2021

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



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

IV. MINUTES OF PREVIOUS MEETING(S)

- 28 April 21 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 28 April 21 Meeting Minutes (as written/amended).

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

V. CORRESPONDENCE

- A. Discussion to cancel one (1) meeting in July or August due to the additional meetings held over the last year.

Mr. Collins moved to cancel the 11 August 21 Meeting.

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

VI. NEW BUSINESS

- A. El Toro Cigar & Lounge
SP# 05-21

29 Lowell Road
Map 190/Lot 024

Purpose of Plan: to create a cigar lounge within the existing retail establishment.
Application acceptance & hearing.

Mr. Collins moved to accept the site plan application for El Toro Cigar & Lounge at 29 Lowell Road; Map 190/Lot 024-000.

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

Public input opened @ 7:05 p.m.

Julio Omero, member – Great place to enjoy a cigar and cocktail.

Public input closed @ 7:06 p.m.

Mr. Dumont moved to continue the public hearing for the site plan application for El Toro Cigar & Lounge at 29 Lowell Road; Map 190/Lot 024-000, to date certain, May 26, 2021.

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

- B. Forest Meadows Subdivision & Conditional Use Permit 58 R Gowing Road
SB# 03-21 & CU# 03-21 Map 237/Lot 032

Purpose of Plan: to depict the subdivision of Lot 237/Lot 032 into eight (8) residential lots. Application acceptance & hearing.

Mr. Dumont moved to defer SB# 03-21 and CU# 03-21 “Forest Meadows Subdivision”, to date certain, May 26, 2021, in accordance with the applicant’s request.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

VII. OLD BUSINESS

- A. Derry Street 5-Lot Subdivision 29 Derry Street
SB# 04-21 Map 174/Lot 077

Purpose of Plan: to depict the subdivision of Lot 174/Lot 077 into five (5) residential lots. Application acceptance & hearing.

Mr. Dumont & Mr. Van der Veen recused @ 7:43 p.m. Mr. Fauvel & Mr. Oates seated.

Mr. Collins moved to accept the subdivision plan for 29 Derry Street; Map 174/Lot 077.

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

Mr. Veloso moved to approve the subdivision application for Subdivision Plan Prepared for Dumont Realty & Development, LLC (Tax Map 174 Lot 77) 29 Derry Street, Hudson, NH; prepared by S&H Land Services LLC, 141 Londonderry Turnpike, Hooksett, NH 03106; Boudreau Land Surveying P.L.L.C., 2 Beatrice Lane, Newmarket, NH 03857; prepared for Dumont Realty & Development, LLC, 29 Derry Street, Hudson, NH; consisting of 2 sheets, with notes 1-10 on Sheet 2; dated April 2, 2021, last revised May 3, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,880.00 per single-family residential unit, shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Based upon the Town Engineer's recommendations, the Stormwater Management and Erosion Control Plan (SMECP) is hereby approved as the Project complies with Chapter 290, and the property owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons that may acquire any property that the property is subject to the requirements and responsibilities described within the approved SMECP, including the operation and maintenance requirements and all BMPs.
5. Approval of this plan shall be subject to final administrative review by the Engineering Department and Planning Department, including correction of the typos as noted by Staff.
6. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
7. A sidewalk shall be added to the plan spanning along Haverhill Street to meet the intersection of Derry Street, as well as granite curbing, to be approved by the Department of Public Works, and the Engineering Department.
8. Utilities shall be underground.

Mr. Fauvel & Mr. Oates unseated @ 8:40 p.m. Mr. Dumont & Mr. Van der Veen reseated.

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

VIII. ADJOURNMENT

Motion to adjourn by Mr. Collins. Seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

Meeting adjourned at 8:24 p.m.

Elliott Veloso, Secretary

*Mr. Collins moved to accept the minutes/decisions on 5/26/21.
Motion seconded by Mr. Ulery. Motion carried 6/0/1 (Morin abstained).*

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