



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Marilyn McGrath, 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: OCTOBER 27, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
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> E </u>	Leo Fauvel Alternate <u> X </u>
Michael Lawlor Alternate <u> E </u>	Marilyn McGrath Alt. Select Rep. <u> E </u>	David Morin Select. Rep. <u> X </u>	Brian Groth Town 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 for Mr. Veloso.

V. MINUTES OF PREVIOUS MEETING(S)

- 8 September 2021 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 8 September 2021 Meeting Minutes (as written/amended).

Motion seconded by Mr. Collins. Motion carried 6/0/1 (Ulery abstained).

VI. CORRESPONDENCE

VII.

A. Surety Bond Release – Rebecca Circle

Mr. Ulery moved to release the bond balance of \$33,715.00 for Hawthorne Woods, Rebecca Circle, for the completion of a two-year maintenance bond, requested by the Town Engineer, Elvis Dhima.

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

B. Discussion on Zoning Amendments & the Deliberative Session – Paul Inderbitzen

The consensus is to present the Zoning Amendments at the Deliberative Session.

C. Hudson School District Waiver – Sign

Mr. Collins moved to forgo a public hearing on the proposed electronic changing sign being sought for the SAU81 building located at 20 Library Street with the understanding that the brightness of the sign will be controlled to reduce any disturbances to abutting property owners.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

VIII. NEW BUSINESS

A. MacThompson Site Plan
SP# 12-21

48 Lowell Road
Map 190/Lot 191

Purpose of Plan: to re-develop the site as a multi-use commercial site to include business or professional office, retail business and personal service establishment, and eating & drinking establishment. Application acceptance & hearing.

Mr. Van der Veen moved to accept the application for the MacThompson Site Plan at 48 Lowell Road, Tax Map 190/Lot 191-000.

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

Public input opened @ 7:35 p.m.

J & R Brothers, LLC @ 49 Lowell Road – Doesn't want to see another food/drink establishment across from their restaurant. Stated how it's been hard on family owned businesses the last two years.

Public input closed @ 7:36 p.m.

Mr. Dumont moved to continue the public hearing for the application for the MacThompson Site Plan at 48 Lowell Road, Tax Map 190/Lot 191-000 to date certain, November 17, 2021.

Motion seconded by Mr. Van der Veen. All if favor – motion carried 7/0/0.

B. Dumont Point Amended Site Plan
SP# 13-21

19 Derek Way
Map 199/Lot 004-001

Purpose of Plan: to amend the previously approved site plan showing the relocation of two out of the three house locations. Application acceptance & hearing.

Mr. Dumont stepped down @ 8:16 p.m.

Mr. Van der Veen moved to accept the site plan application for Dumont Point at 1 Derek Way; Tax Map 199/Lot 004-001.

Motion seconded by Mr. Ulery. Motion carried 6/0/0 (Dumont Recused).

Public input opened @ 8:08 p.m.

Rick Desmarais @ 48R Pelham Road – Concerned about his privacy at the rear of his property. The proposed garage is only 15 feet from his property line. There is no tree buffer between the two.

Public input closed @ 8:10 p.m.

Mr. Collins moved to approve the Amended Residential Site Plan, Dumont Point, Map 199/Lot 004-001, 1 Derek Way, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for Donald R. Dumont, Dumont Management Trust, 195R Central Street, Hudson, New Hampshire 03051; consisting of 5 sheets plus a cover page, with notes 1-44 on Sheet 1; dated October 7, 2021.; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision and the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. This plan shall remain subject to the conditions of approval set forth by the December 14, 2016 Hudson Planning Board decision.
3. The final plan shall satisfy the Town Engineer's comments of Wednesday, October 13, 2021.
4. The applicant will plant trees in the 15-foot setback between Lot 3 and the garage at Unit# 1.

Motion seconded by Mr. Ulery. Motion carried 6/0/0 (Dumont Recused).

Mr. Dumont reseated @ 8:38 p.m.

IX. OLD BUSINESS

- A. Bobcat of New Hampshire Conditional Use Permit 2 Rebel Rd & 345 Derry Rd
CUP# 10-21 Map 101/Lots 018 & 019

Purpose of Plan: to allow a stormwater management system within the Wetland Conservation Overlay District. Application acceptance & hearing.

Mr. Dumont moved to defer the public hearing for the site plan and conditional use permit for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018, & Map 101/lot 19, to date certain, November 17, 2021.

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

- B. Bobcat of New Hampshire Site Plan 2 Rebel Rd & 345 Derry Rd
SP# 11-21 Map 173/Lot 29

Purpose of Plan: to propose a new parking lot/access drive for both lots, as well as adding outdoor display and storage areas. The construction of two building additions with associated site improvements and outdoor display areas. Application acceptance & hearing.

Mr. Dumont moved to defer the public hearing for the site plan and conditional use permit for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018, & Map 101/lot 19, to date certain, November 17, 2021.

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

VI. ADJOURNMENT

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

Meeting adjourned at 8:50 p.m.

William Collins
Member

*Mr. Ulery moved to accept the minutes/decisions on 11/17/21.
Motion seconded by Mr. Dumont. Motion carried 5/0/2 (Oates & Lawlor 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).