



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Bob Guessferd, Selectmen Liaison



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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: MAY 18, 2022

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>	Dillon Dumont Member <u> X </u>	Jordan Ulery Member <u> X </u>
James Crowley Member <u> X </u>	Victor Oates Alternate <u> X </u>	Michael Lawlor Alternate <u> X </u>	Bob Guessferd Select Rep. <u> E </u>
David Morin Alt. 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. Lawlor was seated for Mr. Veloso.

- V. MINUTES OF PREVIOUS MEETING(S)

- 27 April 2022 Meeting Minutes

Mr. Ulery moved to accept 27 April 2022 Meeting Minutes.

Motion seconded by Mr. Dumont. Motion 5/0/2 (Morin & Lawlor abstained)

Mr. Oates arrived at 7:08 P.M.

- VI. CORRESPONDENCE

None.

- VII. OLD BUSINESS

A. Barclay Medical Office Building

2 Stonemill Drive

SP #04-22

Map 246/Lot 1

Purpose of Plan: To construct a 28'x40' medical office building with 10 parking spaces and related improvements. Continuance of hearing.

Mr. Crowley moved to deny suspension of Section VI.8.b of the Planning Board Rules of Procedure (which requires applicant materials for packets to be submitted 14 days prior to the meeting). Motion was not seconded. Motion failed.

Mr. Ulery moved to suspend Section VI.8.b of the Planning Board Rules of Procedure. Motion was seconded by Mr. Dumont. Motion carried 6/1/0. (Crowley opposed)

Richard Maynard, Maynard & Paquette Engineering Associates, LLC spoke as the owner's representative, summarized changes from the previous meeting and presented a waiver request for parking lot aisle width.

Mr. Crowley moved to conduct a site walk of Map 246 Lot 1, 2 Stonemill Drive. Motion was not seconded. Motion failed.

Mr. Van der Veen moved to continue the site plan application for the Barclay Medical Office Building at 2 Stonemill Drive; Map 246 Lot 001-000, to date certain, June 8, 2022 for the purpose of addressing Section 290-5.A. Motion seconded by Mr. Crowley. Motion carried 6/1/0. (Mr. Dumont opposed)

VIII. NEW BUSINESS

A. 11 Tracy Lane Lot Line Relocation

SB #02-22

11 Tracy Lane

Map 101/Lots 6 & 13

Purpose of Plan: To propose a lot line relocation between lots 101-6 and 101-13. Application acceptance & hearing.

Mr. Dumont moved to accept the lot line relocation application for the lot line relocation on 11 Tracy Road Map 101 Lot 013-000 and 19 West Road Map 101 Lot 006-000. Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

Gregg Jeffries, Jeffries Land Survey LLC, and Bethany McFarland, Manager, AJ's Sport Bar and Grill presented their plan to relocate a lot line between lots 101-6 and 101-13.

The chair opened the Public Hearing at 7:55 P.M.

No public present to comment.

Public Hearing closed at 7:56 P.M.

Mr. Dumont moved to grant a waiver from § 276-11.1.B(17), to not show topography on the plan, except for the area immediately around the proposed lot line relocation, based on the Board's discussion, the testimony of the Applicant's representative, and

Mr. Groth described a phone conversation had with Stephen Molloy, 10 Jacqueline Street who could not attend the meeting. Mr. Molloy shared Mr. Severances concerns and also wondered if Eversource would be clearing trees or using Jacqueline Street for access.

Mr. Nelson said that Eversource would be accessing this area from Route 3A, not Jacqueline Street. They would be using timber bridge matting where necessary to allow water courses to flow naturally. There will be no tree clearing in this area. The construction area will be very visible and secured from unwanted activity.

Mr. Morin represented a concern related to restoration along Kienia Road.

Ms. Morton and Mr. Nicoletti responded. This project is unrelated to that concern. This concern was related to the Merrimack Valley Reliability Project. The resident wanted additional vegetation clearing that did not meet Eversource's standard for clearing.

Public Hearing Closed at: 8:29 P.M.

Mr. Dumont moved to approve the Conditional Use Permit application #04-22, for the 326 Transmission Line – Structure Replacement Project, within the Eversource Maintained Right-of-Way and Utility Easements across multiple lots in Hudson, New Hampshire, as depicted in:

326 Transmission Line – Structure Replacement Project, Hudson, New Hampshire, Conditional Use Permit Planset; prepared by GZA GeoEnvironmental, Inc., 5 Commerce Park North, Suite 201, Bedford, NH 03110; prepared for Eversource Energy, 13 Legends Drive, Hooksett, NH 03106; consisting of 5 Map Sheets dated April 2022 and Notes on Sheet S1 and details Sheet 2 dated February 18, 2022.

Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

- C. Regulation Amendment: §193-10 Driveway Regulations; to allow driveways within 5-feet of the side lot line in the TR Zone only. Public Hearing.

The chair opened the Public Hearing at 8:50 P.M.

No public present to comment.

Public Hearing closed at 8:51 P.M.

Mr. Vander Veen moved to adopt the amendment to Section 193-10.H of the Driveway Regulations to allow setbacks for driveways to coincide with setbacks for accessory buildings. Motion seconded by Mr. Ulery. Motion carried 7/0/0.

IX. OTHER BUSINESS

A. Election of Secretary

Mr. Ulery nominated Mr. Dumont for Secretary. Motion seconded by Mr. Crowley.
Motion carried 6/0/1. (Dumont abstained)

X. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Dumont. Motion carried 7/0/0.

Meeting adjourned at 8:56 P.M.

Dillon Dumont
Secretary

*Mr. Ulery moved to accept the minutes/decisions on 6/8/22.
Motion seconded by Mr. Dumont. Motion carried 5/0/1 (Guessferd 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).