

## **TOWN OF HUDSON**

# Planning Board

Timothy Malley, Chairman

Bob Guessferd, 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 25, 2022

In attendance = X

Alternate Seated = S

Partial Attendance = Excused Absence = E

P

Tim Malley

Ed Van der Veen

Dillon Dumont

Jordan Ulery

Member X

Lames Crowley

Victor Oates

Michael Lawlor

Bob Guessferd David Morin Brian Groth Select Rep. X Alt. Select. Rep. E Town Rep. X

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

Mr. Oates was seated for Mr. Dumont. Mr. Lawlor was seated for the vacant seat.

V. MINUTES OF PREVIOUS MEETING(S)

Mr. Van der Veen moved to defer consideration of May 18 2022 meeting minutes to June 8 2022. Motion seconded by Mr. Oates. Motion carried 7/0/0

- VI. CORRESPONDENCE
- VII. NEW BUSINESS
  - A. Miara Transportation Site Plan SP #05-22

12 Bockes Road Map 136/Lot 1

Purpose of Plan: To propose to construct a 6,230 sf "hoop" structure in the rear of the existing property for trailer storage. Application acceptance & hearing.

In email correspondence from Allison Lewis, Project Engineer, KNA, the applicant requested a deferral to June 22, 2022.

Mr. Van der Veen moved to defer the site plan application for the Master Plan / Non-residential Site Plan, Miara Transportation, 12 Bockes Road, Map 136 Lot 1, to date certain, June 22, 2022. Motion seconded by Mr. Oates. Motion carried 7/0/0

Mr. Dumont arrived at 7:03 p.m. Mr. Oates returned to alternate position.

B. Frenette Gardens Subdivision & Conditional Use Permit SB #03-22 & CU #05-22

65 Central Street Map 182 Lot 3

SB #03-22 Purpose: to propose a ten lot subdivision and 705 linear feet of a new dead end roadway. Application acceptance & hearing.

CU #05-22 Purpose: to show the proposed permanent wetland buffer impacts associated with the subdivision of Map 182 Lot 3.

Mr. Crowley move to consider acceptance of the subdivision plan and conditional use permit application separately. Motion seconded by Mr. Van der Veen. Motion failed 1/6/0 (Crowley in favor)

Mr. Van der Veen moved to accept the conditional use permit application, CU #05-22, and the subdivision application, SB #03-22, for Frenette Gardens, 65 Central Street Map, 182 Lot 3. Motion seconded by Mr. Ulery. Motion carried 5/2/0 (Crowley & Guessferd opposed)

Paul Chisholm, P.E. and Peter Madsen, Keach Nordstrom Associates, presented the application.

Public input opened at 7:17 p.m.

Mike Beauchesne, 10 Oak Ave. – wanted to know if this project would impact their sewer service; if there would be another traffic light.

Bryan Thomas, 6 Gillis St. – concerned with ravine that is in the rear of his property abutting the property line of the subject parcel. Concern with impact of emergency spillway on erosion of ravine.

Daniel Gonslaves, 49 Central St. – concerned with placement of road entrance.

Public input closed at 7:29 p.m.

Mr. Ulery moved to grant a waiver from § 289-37.A, to waive the requirement to adhere to the phased development schedule, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver. Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

Mr. Ulery moved to continue the conditional use permit application, CU #05-22, and the subdivision application, SB #03-22, for Frenette Gardens, 65 Central Street Map, 182 Lot 3, to date certain, June 22, 2022. Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

The Chair called the meeting into recess at 8:51 p.m. and reconvened at 8:57 p.m.

#### VIII. OTHER BUSINESS

## A. Land Use Regulation Audit Workshop

Town Planner Groth and Caleb Cheng, Regional Planner, Nashua Regional Planning Commission presented suggested editorial changes and reorganization of §276 Administrative Requirements and Definitions as part of the ongoing Regulatory Audit project.

Mr. Dumont moved to continue the meeting past 10 p.m. per the Board's bylaws. Motion seconded by Mr. Ulery. Motion carried 7/0/0.

## B. Draft of Master Plan Survey

Town Planner Groth noted the distribution of the draft follow-up survey for the Master Plan update effort and requested that any feedback/input be sent within the next week or so in order to launch the survey in the near future.

#### IX. ADJOURNMENT

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

Meeting adjourned at 10:14 p.m.

Dillon Dumont	
Secretary	

Mr. Ulery moved to accept the minutes/decisions on 7/13/22. Motion seconded by Mr. Guessferd. Motion carried 6/0/1 (Hall 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).