



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman

Robert 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: JUNE 22, 2022

In attendance = X      Alternate Seated = S      Partial Attendance = P      Excused Absence = E

Tim Malley  
Chair X

Ed Van der Veen  
Vice-Chair E

Dillon Dumont  
Secretary X

Jordan Ulery  
Member X

James Crowley  
Member X

Victor Oates  
Alternate X

Michael Lawlor  
Alternate X

Bob Guessferd  
Select. Rep X

Dave Morin  
Alt. Select. Rep. E

Brian Groth  
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. Lawlor was seated for Mr. Van der Veen. Mr. Oates was seated for the vacant member seat.
- V. MINUTES OF PREVIOUS MEETING(S)
  - 25 May 2022 Meeting Minutes - tabled

VI. CORRESPONDENCE

VII. OLD BUSINESS

A. Miara Transportation Site Plan 12 Bockes Road  
 SP #05-22 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. Continuance of hearing.

Mr. Crowley moved to defer SP#05-22 Miara Transportation, per the applicant’s request, to date certain, July 27, 2022.  
 Motion seconded by Mr. Oates. Motion carried 7/0/0.

B. Frenette Gardens Subdivision & Conditional Use Permit 65 Central Street  
 SB #03-22 & CU #05-22 Map 182 Lot 3

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

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

Paul Chisholm, P.E., Keach Nordstrom Associates, presented the update/revisions to the application.

Public Input opened at 7:10 p.m.

Bryan Thomas, 6 Gillis Street: concerned with effect of drainage on ravine, would like fence to remain or be replaced.

Public Input closed at 7:12 p.m.

Mr. Oates moved to approve the conditional use permit and subdivision plans entitled: Residential Subdivision Plan & Wetland Buffer Impact Plan, Frenette Gardens, Map 182; Lot 3, 65 Central Street, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Laura Ripaldi, 46 Bush Hill Road, Hudson, NH 03051 & Kimberly Frenette, 88 Dumont Road, Hudson, NH 03051 & Ricky Frenette, 14 Tate Street, Hudson, NH 03051; consisting of 16 sheets and an additional cover sheet, and general notes 1-22 on Sheet 1; and Construction Notes 1-8 on Sheet 1 of the Wetland Buffer Impact Plan; dated April 20, 2022, last revised June 6, 2022; 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. The Planning Board finds that the Stormwater Management Report, last revised June 6, 2022, complies with the requirements of §290 – Stormwater Management.
3. All improvements shown on the Plan, including Notes 1-22 on Sheet 1 of the Subdivision Plan and Construction Notes 1-8 on Sheet 1 of the Wetland Buffer Impact Plan, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
4. A cost allocation procedure (CAP) amount of \$5,991 per single-family residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
5. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
6. Approval of this plan shall be subject to administrative review by the Town Planner and Town Engineer.

7. 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 Sundays.
8. A pre-construction meeting shall be scheduled with the Town Engineer prior to construction.
9. Utilities shall be underground.
10. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer. A two layer erosion control barrier should be employed in the construction areas along First Brook.
11. The commission recommends that a stipulation and or note be added to the Erosion and Sediment Control Plan that states “Erosion control blankets shall be used as part of slope stabilization after construction”.
12. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and the Conservation Commission for remediation.
13. A stipulation and or note be added to the final plan set that states “Stockpiling of construction materials is not allowed in the Wetland Buffer Area”.
14. A stipulation and or note be added to the final plan set that states “The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.)
15. A stipulation and or note be added to the final plan set that states that Conservation Commission wetland signage shall be installed along the edge of the wetland buffer boundary of Lots 3-7, 3-8 and 3-9 prior to issuing Certificates of Occupancy per Hudson Zoning Ordinance, Article IX §334-35 (E.)
16. If additional impacts are required the plan shall be returned to the Conservation Commission for further review.
17. For the purposes of this subdivision plan, the term “active and substantial development” shall mean that underground utilities shall be installed and the roadway shall be brought to subgrade per Town standards.
18. The street light shall be removed from the final plan set.

Motion seconded by Mr. Ulery, Motion carried 7/0/0.

C. 25 Webster St. & 20 Baker St.  
SB #04-22

25 Webster St. & 20 Baker St.  
Map 181 Lot 1 & Map 174 Lot 15-1

Purpose: to show the subdivision of Lots 181/1 & 174/15-1 into six (6) single family residential lots. Application acceptance & hearing.

Mr. Crowley moved to defer SB#04-22 25 Webster St. & 20 Baker St., per the applicant's request, to date certain, July 13, 2022.

Motion seconded by Mr. Guessferd. Motion carried 7/0/0.

#### VIII. NEW BUSINESS

JMD Industries  
SP #07-22

1 Park Avenue  
Map 161 Lot 36

Purpose: to construct additional 3,200 SF parking area with 10 parking spaces. Application Acceptance & Hearing.

Richard Maynard, P.E., Maynard & Paquette Engineering Associates, LLC presented the application.

Public input was opened & closed at 7:39 p.m. seeing no one wishing to speak.

Mr. Dumont moved to accept the site plan application for JMD Industries, 1 Park Avenue; Map 161 Lot 036-000. Mr. Ulery seconded the motion. Motion carried 7/0/0.

Mr. Dumont moved to grant a waiver from § 276-11.1.B (22), to waive the 35' green space setback for the proposed parking, 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. Mr. Ulery seconded the motion. Motion carried 7/0/0.

Mr. Dumont moved to grant a waiver from § 276-11.1.B (17) & (18), to waive the requirement for existing and proposed topography at 2-foot contours, 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. Mr. Ulery seconded the motion. Motion carried 7/0/0.

Mr. Dumont moved to approve the site plan application for JMD Industries, 1 Park Avenue; Map 161 Lot 036-000, as depicted in:  
Site Plan, Map 161 / Lot 36, JMD Industries, One Park Avenue, Hudson, New Hampshire; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, N.H. 03060; prepared for One Park Avenue, LLC, One

Park Avenue, Hudson, New Hampshire 03051; consisting of 3 sheets with Notes 1-17 on Sheet 1; dated May 13, 2022;  
subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
3. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
5. Applicant shall add an ADA van accessible space, subject to final review of Town Engineer and Town Planner.
6. Applicant shall show the distance between proposed parking lot and lot line on the final plan.

Motion seconded by Mr. Oates. Motion carried 7/0/0.

IX. OTHER BUSINESS

X. ADJOURNMENT

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

Meeting adjourned at 8:03 p.m.

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Dillon Dumont  
Secretary

*Mr. Dumont moved to accept the minutes/decisions on 7/27/22.  
Motion seconded by Mr. Guessferd. Motion carried 5/0/2 (Hall and Van der Veen 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).***