



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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### MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: JULY 27, 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 Secretary <u>X</u>	Jordan Ulery Member <u>E</u>
James Crowley Member <u>E</u>	Brian Etienne Member <u>X</u>	Michael Lawlor Alternate <u>X</u>	Victor Oates Alternate <u>E</u>
George Hall Alternate <u>X</u>	Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</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. Hall seated for Mr. Crowley.  
Mr. Lawlor seated for Mr. Ulery.
- V. MINUTES OF PREVIOUS MEETING(S)
  - 22 June 2022 Meeting Minutes  
Mr. Dumont moved to approve the June 22, 2022 minutes. Motion seconded by Mr. Guessferd. Motion carried 5/0/2 (Hall and Van der Veen abstained).
  - 13 July 2022 Meeting Minutes  
Mr. Dumont moved to approve the July 13, 2022 minutes. Motion seconded by Mr. Etienne. Correction on Page 1, which listed Mr. Groth as in attendance, has been corrected to excused absence. Correction on Page 5, which listed abutter request for underground utilizes, has been corrected to overhead utilities. Motion carried 5/0/2 (Malley and Lawlor abstained).
- 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. Applicant has requested deferral to 8/24/22.

Mr. Etienne moved to defer SP# 05-22 Miara Transportation, per the applicant's representative, Keach-Nordstrom Associates, request, to August 24, 2022. Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

VIII. NEW BUSINESS

A. Shepherd's Hill  
SP #08-22

Shadowbrook Drive  
Map 177 Lot 5

Purpose: to show the final phases of Shepherd's Hill condominium, which consists of 118 residential units, parking and associated site appurtenances. Application acceptance & hearing.

Mr. Dumont made a motion that this project does not meet Regional Impact criteria. Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

Mr. Van der Veen moved to accept the site plan application for the Residential Site Plan / Shepherds Hill, Map 177/Lot 5, Shadowbrook Dive.

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

Tony Basso, P.E., Keach-Nordstrom Associates, presented the amended plan.

Public input opened at 7:16 p.m.

Seeing no public input, public input closed at 7:16 p.m.

Mr. Dumont noted that there remain 126 vested units but the application proposes only 118 units. Mr. Dumont asked the applicant if they intend to build the remaining 8 units in the future or if they are relinquishing their rights to those units. Mr. Basso responded that they do not intend to build the remaining units, that this is the final plan.

Mr. Van der Veen moved to continue the site plan application for the Residential Site Plan / Shepherds Hill, Map 177/Lot 5, Shadowbrook Drive, to date certain, August 24, 2022.

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

B. 25 Webster St. Phase 2  
SB #06-22

25 Webster Street  
Map 181 Lots 001-000 & 001-001

Purpose: to show the subdivision of Map 181 Lot 001-001 and Lot Line Relocation of Map 181-001-000 and then construct four (4) four single-family residences serviced by a common driveway. Application acceptance & hearing.

Mr. Etienne moved to defer SB# 06-22 25 Webster Street Phase 2, per the applicant's representative, Colin Jean, Esq., request, to August 24, 2022. Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

IX. OTHER BUSINESS

None.

X. ADJOURNMENT

Mr. Etienne moved to adjourn. Motion seconded by Mr. Guessferd. Motion carried 7/0/0.

Meeting adjourned at 7:27 p.m.

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Dillon Dumont  
Secretary

*Mr. Ulery moved to accept the minutes/decisions on 9/14/22.  
Motion seconded by Mr. Van der Veen. Motion carried 7/0/1 (Crowley 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).***