



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 14, 2023

| In attendance = X | Alternate Seated = S | Partial Attendance = P | Excused Absence = E |
|---------------------------------------|--|--------------------------------------|------------------------------------|
| Tim Malley Chair <u>X</u> | Jordan Ulery Vice-Chair <u>X</u> | Brian Etienne Secretary <u>X</u> | Victor Oates Member <u>X</u> |
| James Crowley Member <u>X</u> | George Hall Alternate <u>X</u> | Michael Lawlor Alternate <u>X</u> | Autumn Scott 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 open seat.

- V. MINUTES OF PREVIOUS MEETING(S)
- 24 May 2023 Meeting Minutes

Mr. Ulery moved to approve the May 24, 2023 minutes.
Motion seconded by Mr. Hall. All in favor – motion carried 7/0/0.

Chairman Malley took the agenda out of order.

VI. NEW BUSINESS

- A. Bush Hill Road Lot Line Relocation Plan
SB# 02-23

124 & 126 Bush Hill Rd
Map 207/Lots 010 & 011

Purpose: to adjust the lot line between Map 207/lots 010 & 011 by creating Parcel “A” which is to be transferred by deed from the owner of Lot 011 to the owner of Lot 010 and Parcel “A” is not considered a separate building lot. Application acceptance & hearing.

Mr. Etienne moved to accept the lot line relocation application for the Lot Line Adjustment Plan, 124 & 126 Bush Hill Road, SB# 02-23, Map 207/Lots 010 & 011.

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

Tony Basso from Keach-Nordstrom Associates, along with Marco Plante, owner of 124 Bush Hill Road, presented the project.

Public input opened & closed @ 7:05 P.M – No input.

Mr. Crowley makes a motion to apply §289-17.C to this lot line relocation. Seconded by Mr. Oates.

Town Planner, Mr. Groth, explained that §289-17.C applies to subdivision, which as defined by regulation is the division of one lot into two or more, so is not applicable to a lot line relocation.

Motion failed 2/5/0 (Oates & Crowley in favor).

Mr. Etienne moved to approve the lot line relocation application for the Lot Line Adjustment Plan, 124 & 126 Bush Hill Road, Map 207/Lots 010 & 011, Bush Hill Road, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Map 207 Lot 10, Marco Plante, 124 Bush Hill Road, Hudson, NH 03051, BK. 9253 PG. 776; consisting of 2 sheets and general notes 1-11 on Sheet 1; dated May 9, 2023; and that the Planning Board finds that this application complies with all zoning ordinances and applicable land use regulations for the reasons set forth in the written submissions, together with the testimony and factual representations made by the applicant during the public hearing, subject to, and revised per, the following stipulations:

1. The Notice of Decision shall be recorded at the HCRD, together with the Plan.
2. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
3. The purpose of the plan shall be reworded to say: “The purpose of this plan is to adjust the lot line between assessor’s Map 207/Lots 010 & 011 by annexing the portion of lot 011 shown as parcel “A” (32,315 s.f. or 0.742 acres) to lot 010. The area of parcel “A” is to be transferred by deed from the owner of lot 011 to the owner of lot 010 and merged with lot 010. Parcel “A” is not considered a separate building lot.”

Motion seconded by Mr. Ulery. Motion carried 5/2/0 (Oates & Crowley opposed).

- B. Hudson Lions Club & SAU81 Lot Line Relocation Plan 13 Water St & 33 School St
SB# 03-23 Map 182/Lots 142 & 109

Purpose: to adjust the lot line between Hudson Lions Club Map 182/Lot 142, and Hudson School District Map 182/Lot 109, as approved by town vote. Application acceptance & hearing.

Mr. Oates moved to accept the lot line relocation application for the Lot Line Relocation Plan SB# 03-23, 13 Water Street, Map 182/Lot 142 & 33 School Street, Map 182/Lot 109.

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

Phil Nichols representing the Hudson Lions Club presented the application.

Public input opened @ 7:46 P.M, closed @ 7:47 P.M. – no input.

Mr. Oates moved to approve the lot line relocation application for the Lot Line Relocation Plan, Tax Map 182/Lot 142 and 109, Water Street, Town of Hudson, Hillsborough County, New

Hampshire; prepared by Gate City Survey, 1 Tara Boulevard Suite 200, Nashua, NH 03062; prepared for: Hudson Lions Club, P.O. Box 3, Hudson, NH 03051; consisting of 1 sheet and general notes 1-5; dated July 9, 2021; and that the Planning Board finds that this application complies with all zoning ordinances and applicable land use regulations for the reasons set forth in the written submissions, together with the testimony and factual representations made by the applicant during the public hearing, subject to, and revised per, the following stipulations:

1. The Notice of Decision shall be recorded at the HCRD, together with the Plan.
2. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.

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

VII. OLD BUSINESS

- A. 84 Lumber Company Site Plan 3 Sullivan Road
SP# 09-22 Map 145/Lot 015

Purpose: to depict a proposed lumberyard, which includes 55,500 square feet of proposed lumber sales and storage buildings, and associated site improvements. Continuance of hearing.

Nathan Chamberlin of Fieldstone Engineering, Guy Flament of 84 Lumber, Scott Thornton of Vanasse & Associates, and Ben Bonnice (Noise Control Engineering), presented updates/revisions.

Public input opened @ 8:29 P.M.

Dan Rodier, 15 Sullivan Road – spoke in agreement to the fence on his property, and would prefer it be on his property, not the applicants.

Nicole Kelley, 21 Cheney Drive – concerned there is no screening for Cheney Drive.

Public input closed @ 8:33 P.M.

Mr. Oates moved to continue the site plan application for the Site Development Plans / 84 Lumber Company, Map 145/Lot 015, 3 Sullivan Road, to date certain, July 26, 2023.

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

Mr. Malley put the Board into Recess @ 9:15 P.M.

Back in session @ 9:24 P.M.

VIII. OTHER BUSINESS

- A. Planning Board By-Laws Workshop

Mr. Crowley withdrew his proposals.

Mr. Oates make a motion to extend the meeting past 10:00 P.M.

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

Mr. Oates made a motion for a second reading of his proposed amendment to the by-laws on Public Input.

Motion seconded by Mr. Crowley. Motion carried 4/3/0 (Guessferd, Ulery & Malley opposed)

Discussion on proposed amendment to provide written justification of votes.

Mr. Oates made a motion for a seconded reading of the written justification.

Motion seconded by Mr. Crowley. Motion failed 2/5/0 (Oates & Crowley in favor).

IX. ADJOURNMENT

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

Meeting adjourned at 10:26 P.M.

Brian Etienne
Secretary

Mr. Etienne moved to accept the minutes on 06/28/23.

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

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).