



# 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 28, 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)
  - 14 June 2023 Meeting Minutes

Mr. Etienne moved to approve the June 14, 2023 minutes.  
Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

- VI. NEW BUSINESS  
Chairman Malley recused himself.  
Vice-Chairman Ulery seated as Chairman.  
Mr. Lawlor seated as member for Mr. Malley’s seat.

- A. Central Street Change of Use Site Plan  
SP# 04-23 1, 3, 5 & 9 Central Street  
Map 181/Lot 4 & Map 182/051

Purpose: to show the expansion of the existing Limelight Salon, comprising of five (5) existing operator stations, into the adjacent unit at 3 Central Street to add six (6) new operator stations for a total of eleven (11) operator stations. Application acceptance & hearing.

Mr. Etienne moved to accept the site plan application for the 3 Central Street Change of Use Site Plan SP# 04-23, 1, 3, 5 & 9 Central Street, Map 181/Lot 004, and Map 182/Lot 051.

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

Mr. Etienne moved to determine that site plan application SP# 04-23, 3 Central Street Change of Use Site Plan, **IS NOT** a development of regional impact.

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

Paul Chisholm of Keach-Nordstrom Associates, Inc. presented the project, and waiver requests. Tim Malley, address of 4 St. John Street and tenant of 1 Central Street, addressed the character of the lights.

Public Input opened @ 7:40 P.M.

Public Input closed @ 7:41 P.M.

**Waivers Granted:**

1. §276-11.1.B(14) – Location & details of all exterior lighting (no new lighting proposed)
2. §276-11.1.B(22) – Green area between pavement and Right-of-Way
3. §276-11.1.B(24) – Open space 35% of site
4. §276-11.1.B(25) –No parking or travel way within side or rear setbacks
5. §275-8.C(2) – Parking calculations
6. §275-8.C(4) – Parking space dimensions
7. §275-8.C(5) – Minimum aisle widths
8. §275-8.C(7) – Parking lot landscaping requirements

Mr. Ulery polled Board for their agreement with an omnibus waiver motion after discussing each request individually. Motion carried 5/2/0 (Oates & Crowley opposed).

Mr. Etienne moved to grant waivers #1 thru #8, 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 waivers.

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

Mr. Ulery restated that each waiver has been discussed individually, and exhaustively.

Mr. Etienne moved to approve the site plan application for the Change of Use Site Plan / Klimas Properties, LLC, Map 181 Lot 004 & Map 182 Lot 051; 1, 3, 5 & 9 Central Street, Hudson, New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Klimas Properties, LLC, 32 Burnham Avenue, Nashua, NH 03064; consisting of 2 sheets and general notes 1-14 on Sheet 2; dated February 2, 2023; and,

That the Planning Board finds that this application complies with the Zoning Ordinances with consideration of the provisions of Article VIII – Nonconforming Uses, Structures and Lots, and with the Land Use Regulations with consideration of the waivers granted; and 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. 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. Parking spaces are to be repainted.
4. Parking spaces are to be labeled on the plan.
5. Note #12 shall be revised to identify D3 Personal Services & D17 Office as uses for 3 & 5 Central Street.
6. Areas of snow storage to be added to the plan.
7. Wetland markers shall be installed along the paved area along the Merrimack River.
8. Add to plan the 50-foot setback on the northern property line

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

#### VII. OTHER BUSINESS

Mr. Malley returned to Chair. Mr. Ulery retired to Vice-Chair. Mr. Lawlor returned to Alternate.

##### A. Planning Board By-Laws – Proposal regarding public input.

The board discussed the pros and cons of the format for public input proposed by Mr. Oates and discussed other methods.

Mr. Etienne moved to end the discussion on the proposal.

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

Chairman Malley called for recess @ 9:08 P.M.

Chairman Malley returned meeting from recess @ 9:16 P.M.

##### B. Master Plan Discussion – Existing Land Use

The board discusses the Existing Land Use Chapter. There was debate on proceeding with the data in the current draft from 2020 or updating the data to the most current year.

##### C. Special Site Review Committee Report

Mr. Groth notified the board of a Special Site Review approval.

#### VIII. ADJOURNMENT

Mr. Etienne moved to adjourn. Motion seconded by Mr. Hall. All in favor - Motion carried 7/0/0. Meeting adjourned at 9:40 P.M.

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Brian Etienne  
Secretary

*Mr. Etienne moved to accept the minutes on 07/12/23.*

*Motion seconded by Mr. Hall. 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).***