



# 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: JULY 26, 2023

|                                       |  |                                      |                                    |
|---------------------------------------|--|--------------------------------------|------------------------------------|
| In attendance = X                     | Alternate Seated = S                     | Partial Attendance = P               | Excused Absence = E                |
| Tim Malley<br>Chair <u>X</u>          | Jordan Ulery<br>Vice-Chair <u>E</u>      | Brian Etienne<br>Secretary <u>X</u>  | Victor Oates<br>Member <u>X</u>    |
| James Crowley<br>Member <u>X</u>      | George Hall<br>Alternate <u>X</u>        | Michael Lawlor<br>Alternate <u>E</u> | Autumn Scott<br>Alternate <u>X</u> |
| Bob Guessferd<br>Select. Rep <u>X</u> | Dave Morin<br>Alt. Select. Rep. <u>E</u> | Brian Groth<br>Town Rep. <u>X</u>    |                                    |

- I. CALL TO ORDER BY CHAIRPERSON AT 7:04 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES  
Mr. Hall seated for open seat.  
Ms. Scott seated for Mr. Ulery.

- V. MINUTES OF PREVIOUS MEETING(S)
- 12 July 2023 Meeting Minutes

Mr. Crowley moved to approve the July 12, 2023 minutes as amended.  
Motion seconded by Mr. Hall. Motion carried 6/0/1 (Guessferd abstained).

VI. 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.

Mr. Etienne moved to defer the site plan application for the Site Development Plans / 84 Lumber Company, Map 145/Lot 015, 3 Sullivan Road, to date certain, August 23, 2023, per the applicant's request.

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

VII. NEW BUSINESS

- A. 279 Lowell Road Change of Use Site Plan 279 Lowell Road  
SP# 06-23 Map 234/Lot 032

Purpose: to illustrate the existing and proposed conditions for a change of use to convert an existing veterinarian clinic to a vape shop. Application acceptance & hearing.

Gregg Jeffrey of Jeffrey Land Survey presented the project. Bonnie King, applicant, also present.

Mr. Etienne moved to determine that the site plan application SP# 06-23 for the Site Plan / 279 Lowell Road, Hudson, NH Map 234/Lot 032, is NOT a development of regional impact.

Motion seconded by Mr. Hall. Motion carried 4/3/0 (Crowley, Oates & Scott opposed).

Mr. Hall moved to accept the site plan application SP# 06-23 for the Site Plan / 279 Lowell Road, Hudson, NH, Map 234/Lot 032.

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

Jawed Shaikh of Smoker Choice addresses the board's questions & speaks about the application.

Mr. Jeffrey read into the record requests for ten waivers related to pre-existing non-conformities with current land use regulations.

Public input opened @ 7:55 P.M.

Don & Melissa Wong @ 18 Linda Street – concerned with the type of business going in, sign lighting, fencing issues to screen the visual impact and to prevent people from walking through their yard to get to the business, and hours of operation.

Public input closed @ 8:02 P.M.

Mr. Oates made a motion to request a Housing Price Impact Study due to the type of business abutting a residential neighborhood.

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

Mr. Oates moved to continue the site plan application SP# 06-23 for the Site Plan / 279 Lowell Road, Hudson, NH Map 234/Lot 032 to date certain, August 23, 2023.

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

- B. 51 Central Street 2-lot Subdivision 51 Central Street  
SB# 04-23 Map 182/Lot 006

Purpose: to subdivide one lot into two lots. Application acceptance & hearing.

Mr. Crowley moved to determine that subdivision application SB# 04-23, Subdivision Plan, 51 Central Street, Map 182/Lot 006, is NOT a development of regional impact.

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

Mr. Crowley moved to accept the subdivision application SB# 04-23 for the Subdivision Plan, 51 Central Street, Map 182/Lot 006.

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

Leonard Vigeant Jr. & Leonard Vigeant Sr. present the application.

Public input opened @ 8:57 P.M.

No public input – Public input closed @ 8:57 P.M.

Gregg Jeffrey of Jeffrey Land Survey, LLC addresses the board’s questions.

Mr. Oates moved to approve the subdivision plan for the Subdivision Plan, Map 182/Lot 006, 51 Central Street, Hudson, NH; prepared by: Jeffrey Land Survey, LLC, 1 Burgess Drive Litchfield, NH 03052; prepared for: Leonard Vigeant Jr., 58 High Range Road, Londonderry, NH 03053; consisting of 2 sheets and general notes 1-10 on Sheet 1; dated May 2023; last revised July 25, 2023, 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. A cost allocation procedure (CAP) amount of \$6,136.00 shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. The Plan date shall be revised to include the calendar day as well as revision dates.
4. Sewer cleanouts and water curbstops shall be added to the Plan.
5. The sewer connection for the existing house shall be added to the Plan.
6. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
7. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
8. 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.
9. The applicant shall install two wetland buffer markers along the 50-foot buffer.

Motion seconded by Mr. Hall. Motion carried 6/1/0 (Etienne opposed).

VIII. ADJOURNMENT

Mr. Oates moved to adjourn. Motion seconded by Mr. Etienne. All in favor - Motion carried 7/0/0. Meeting adjourned at 9:58 P.M.

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Brian Groth  
Town Planner

*Mr. Crowley moved to accept the minutes on 08/23/23.  
Motion seconded by Mr. Oates. Motion carried 5/0/2 (Ulery & Lawlor 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).***