



# 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: SEPTEMBER 13, 2023

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>E</u>	Jordan Ulery Vice-Chair <u>X</u>	Brian Etienne Secretary <u>E</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>E</u>
Bob Guessferd Select. Rep <u>E</u>	Dave Morin Alt. Select. Rep. <u>X</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.  
Mr. Lawlor seated for Mr. Etienne.

- V. MINUTES OF PREVIOUS MEETING(S)
- 23 August 2023 Meeting Minutes

Mr. Hall moved to approve the August 23, 2023 minutes as amended.  
Motion seconded by Mr. Crowley. Motion carried 5/0/1 (Morin abstained).

VI. CORRESPONDENCE

- A. Planning Board Vacancy Applicant Interviews: Timothy Lyko, Ed Van der Veen.

Timothy Lyko of 8 Daniel Webster Street introduces himself, explains why he is running, and answers questions by the board members.  
Ed Van der Veen of 9 Newton Street introduces himself, explains why he is running, and answers questions by the board members.

- B. Bond Release Request – Friars Court, by Elvis Dhima, Town Engineer.

**Friars Court Apartment Complex - Lowell Road Construction Bond Release**

Mr. Crowley moved to release the bond amount of \$68,697.00 for Friars Court Apartment Complex, for the Lowell Road Construction, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

**Friars Court Apartment Complex - Water & Sewer Construction Bond Release**

Mr. Crowley moved to release the bond amount of \$254,469.00 for Friars Court Apartment Complex, for the On-Site Utility Construction related to Water & Sewer installation, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

**Friars Court Apartment Complex - Friars Drive Construction Bond Reduction**

Mr. Crowley moved to approve a bond reduction of \$197,440.00, leaving a balance of \$54,554.00 for the Friars Drive Road Construction, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

VII. OLD BUSINESS

- A. 279 Lowell Road Change of Use Site Plan 279 Lowell Road  
Map 234/Lot 032  
SP# 06-23  
Purpose: to illustrate the existing and proposed conditions for a change of use to convert an existing veterinarian clinic to a vape shop. Continuance of hearing.

Mr. Crowley moved to continue the site plan application SP# 06-23 Site Plan, 279 Lowell Road, to date certain, September 27, 2023.

Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

VIII. NEW BUSINESS

- A. Public Hearing – Amendment to remove §276-11.1B(5) of the Hudson Land Use Regulation for the purpose that it is redundant with §276-11.1B(4).

Public Input opened. No public input – closed.

Mr. Crowley moved to adopt the amendment to §276-11.1.B(5), regarding plan validity in accordance with RSA 674:39 of the Hudson Land Use Regulations to delete a redundancy and inconsistency with §276-11.1.B(4).

Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

- B. 137 Highland Street Driveway Waiver 137 Highland Street  
Map 167/Lot 051  
WR# 02-23  
Purpose: to request a driveway waiver to allow a 19% driveway grade (slope), while 10% is the maximum grade (slope) allowed (§193-10.C), and to allow a portion of the driveway in the side-yard setback (§193-10.H). Waiver request acceptance & hearing.

Mr. Crowley moved to defer consideration of the driveway waiver application WR# 02-23, 137 Highland, Map 167/Lot 05, to date certain, October 25, 2023.

Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

- C. Webster Street 2-Lot Subdivision Plan 32 Webster Street  
Map 173/Lot 001  
SB# 05-23  
Purpose: to subdivide Map 173/Lot 001 into two residential lots. Application acceptance & hearing.

Mr. Crowley moved to determine that the subdivision application for SB# 05-23, 32 Webster Street 2-Lot Subdivision Plan is NOT a development of regional impact.

Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

Mr. Crowley moved to defer consideration of the subdivision application for SB# 05-23, 32 Webster Street 2-Lot Subdivision, to date certain, September 27, 2023.

Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

Mr. Ulery made a statement that he lives in this neighborhood, but several houses away.

IX. OTHER BUSINESS

A. Master Plan Discussion - Economic Development Chapter

Mr. Hall moves to forward the Economic Development Chapter of the Master Plan to public hearing, with the inclusion of edits discussed, and statement on the origin of data, to date certain, September 27, 2023.

Motion seconded by Mr. Crowley. All in favor – motion carried 6/0/0.

X. ADJOURNMENT

Mr. Oates moved to adjourn.

Motion seconded by Mr. Hall. All in favor - Motion carried 6/0/0.

Meeting adjourned at 8:16 P.M.

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Brian Groth  
Town Planner

*Mr. Ulery moved to accept the minutes on 09/27/23.*

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