



# 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: OCTOBER 25, 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>X</u>   | Brian Etienne<br>Secretary <u>X</u>      | Victor Oates<br>Member <u>X</u>      |
| James Crowley<br>Member <u>X</u>            | Ed Van der Veen<br>Member <u>X</u>    | George Hall<br>Alternate <u>X</u>        | Michael Lawlor<br>Alternate <u>X</u> |
| Autumn Scott<br>Alternate <u>A</u> (Absent) | 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 7:00 P.M.
  - II. PLEDGE OF ALLEGIANCE
  - III. ROLL CALL
  - IV. SEATING OF ALTERNATES  
None.
  - V. MINUTES OF PREVIOUS MEETING(S)
    - 11 October 2023 Meeting Minutes  
Mr. Etienne moved to approve the October 11, 2023 minutes as amended.  
Motion seconded by Mr. Van der Veen. Motion carried 5/0/2 (Oates & Ulery abstained).
  - VI. CORRESPONDENCE
    - A. Request for Approval of Corridor Funds by Elvis Dhima, Town Engineer.  
  
Elvis Dhima, Town Engineer, presents the request.  
  
Mr. Ulery moved to recommend purchase of stop-light strobes for the Lowell Road & Birch Street intersection using Corridor Account# 2070-000-701, not to exceed \$1,020.00.  
  
Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.
  - VII. NEW BUSINESS
    - A. 137 Highland Street Driveway Waiver  
WR# 02-23  
Purpose: to request a driveway waiver to allow a 27% 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 (Deferred from September 13, 2023).  
  
137 Highland Street  
Map 167/Lot 051

Attorney Eli Leino of Bernstein Shur presented the project with the applicant, Ismael Valenzuela.

Public input opened @ 7:21 P.M.

No public input - closed @ 7:21 P.M.

Elvis Dhima, Town Engineer, addresses questions from the Board.

Mr. Dhima explained that the area in question had already been paved by the applicant and that their measurement in the field reported a grade of up to 28%, which is nearly three times the maximum allowed by town regulation.

Mr. Crowley observed that if a driveway was allowable over the sewer easement spanning the rear of the property, a conforming driveway slope might be achievable, thus not requiring a waiver. Mr. Dhima stated that he believed the easement would allow it.

Brian Groth, Town Planner, noted the Fire Department's concern that the step grade presented a dangerous condition for the residents and for ingress and egress of emergency vehicles.

Mr. Leino noted that an access drive to a sewer easement on the abutting property was steeper than the maximum grade allowed for driveways. Mr. Groth added that the referenced access was not for emergency purposes.

Mr. Oates moved to schedule a sitewalk for the 137 Highland Street Driveway Waiver Request, to date specific, October 28, 2023 @ 9:00 A.M.

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

Mr. Etienne moved to continue the 137 Highland Street Driveway Waiver Request, to date specific, November 8, 2023.

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

- B. Webster Street 2-Lot Subdivision Plan 32 Webster Street  
SB# 05-23 Map 173/Lot 001  
Purpose: to subdivide Map 173/Lot 001 into two residential lots. Application acceptance & hearing (Deferred from September 13, 2023 & Denied Acceptance without prejudice on September 27, 2023).

Mr. Crowley moved to accept the subdivision application for the 32 Webster Street 2-Lot Subdivision SB# 05-23, 32 Webster Street, Map 173 Lot 001.

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

John Yule, LLS, of Maynard & Paquette Engineering Associates, LLC presents the subdivision application.

Public input opened @ 7:51 P.M.

No public input – closed @ 7:52 P.M.

Doug Tamposi, Applicant, addresses the Board's questions on flood issues.

Mr. Crowley requested plan revisions including: adding error of closure on the plan sheet that will be recorded; an additional iron pin to be added on the northern property line of Lot 1; and for the wetland flags to be numbered. Mr. Yule agreed to these revisions.

Mr. Ulery moved to approve the subdivision application for the Tamposi Subdivision, Map 173 Lot 001, 32 Webster Street, Hudson, New Hampshire; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for: Tamposi Revocable Trust, 32 Webster Street, Hudson, NH 03051; consisting of 4 sheets and general notes 1-9 on Sheet No. 1; dated August 23, 2023; last revised September 1, 2023; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; 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. 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. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
4. No construction activity or land clearing shall take place until a Shoreland Protection Permit authorizing associated work has been filed with the Planning Department, Engineering Department, Zoning Department and Inspectional Services.
5. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

Motion seconded by Mr. Van der Veen. Motion carried 5/2/0 (Oates & Etienne).

## VIII. OTHER BUSINESS

### A. Discussion of draft Transportation Chapter of the Master Plan

The board discussed the Transportation Chapter of the Master Plan. Mr. Oates requested additional information regarding roundabouts be added to the Road and Sidewalk Layout section, receiving positive consensus from the Board. Mr. Etienne suggested additional discussion be added regarding electric vehicle infrastructure and volunteered to draft language. Other minor edits were discussed.

### B. November – December Meeting Schedule

Mr. Van der Veen made a motion to reschedule the November 22, 2023 meeting to November 29, 2023.

Motion seconded by Mr. Etienne. All in favor – motion carried 70/0.

IX.

ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Etienne. Motion carried 7/0/0.  
Meeting adjourned at 9:46 P.M.

---

Brian Etienne, Planning Board Secretary

*Mr. Oates moved to accept the minutes on 11/08/23.*

*Motion seconded by Mr. Crowley. All in favor - 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).***