



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: NOVEMBER 8, 2023

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>X</u> (Sat @ 7:43 P.M.)	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>	Ed Van der Veen Member <u>X</u>	George Hall Alternate <u>X</u>	Michael Lawlor Alternate <u>X</u>
Autumn Scott Alternate <u>A</u> (Absent)	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
None.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 25 October 2023 Meeting Minutes
Mr. Oates moved to approve the October 25, 2023 minutes.
Motion seconded by Mr. Crowley. Motion carried 6/0/0.

VI. OLD BUSINESS

- A. 137 Highland Street Driveway Waiver
WR# 02-23
137 Highland Street
Map 167/Lot 051
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).

Attorney Eli Leino of Bernstein Shur spoke on behalf of the applicant asking the board to make “reasonable accommodations” for a disability.

Don Kirkland, Town Civil Engineer, spoke about the Engineering Department’s safety concerns and recommendations. Brian Groth, Town Planner, read comments from the Town Engineer Elvis Dhima stating he felt the applicant could reduce the slope more by extending the length of the driveway.

Mr. Van der Veen asked if raising the elevation of the landing would help with the slope, Mr Kirkland replied yes.

Mr. Hall stated that an 18% slope is dangerous.

Mr. Crowley shared other ideas to reduce the slope.

Mr. Oates said he thought conformance with the regulations would be too costly and it already exists. Mr. Groth explained the history of the driveway – that the Engineering Department had already advised the applicant against paving at this slope and refused a permit, but the applicant paved it anyway.

Mr. Crowley noted that the revised plan currently being reviewed was not submitted in a timely fashion as required by the Planning Board bylaws, therefore reasonable accommodations are being made and the Planning Board is trying to work with the applicant.

Attorney Eli Leino requested a continuance of the application to see if they could reduce the slope more with their engineer.

Mr. Van der Veen moved to continue the 137 Highland Street Driveway Waiver Request, to date specific, December 13, 2023.

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

Chairman Malley seated @ 7:43 P.M.

VII. NEW BUSINESS

- A. 91 Pelham Road Driveway Waiver Request 91 Pelham Road
WR# 04-23 Map 200/Lot 004
Purpose: Relief from §193-10-G, to allow the existing second curb cut so the U-shaped gravel driveway can be paved. Waiver request hearing.

Mr. Charles Noble, resident, owner and applicant, presented the application to the board.

Mr. Ulery moved to grant the driveway waiver from §193-10-G, Design Criteria, to allow a horseshoe shaped driveway with two curb-cuts at 91 Pelham Road, as depicted in the Driveway Waiver Request Form related to the Driveway Permit Application for 91 Pelham Road, Charles Noble, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Driveway Waiver Request Form for said waiver.

Motion seconded by Mr. Van der Veen. Motion carried 6/1/0 (Etienne).

VIII. OTHER BUSINESS

- A. ZORC Recommendations
Mr. Groth reviewed the recommendations of the Zoning Ordinance Review Committee which included suggested amendments for the upcoming ballot, and concepts to continue working on during 2024.

IX.

ADJOURNMENT

Mr. Oates moved to adjourn. Motion seconded by Mr. Crowley. Motion carried 7/0/0.
Meeting adjourned at 8:58 P.M.

Brian Etienne
Secretary

*Mr. Van der Veen moved to accept the minutes on 11/29/23 as amended.
Motion seconded by Mr. Etienne. 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).