



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: DECEMBER 13, 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>	Ed Van der Veen Member <u>X</u>	George Hall Alternate <u>X</u>	Michael Lawlor Alternate <u>S</u>
Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</u>	Jay Minkarah Town Rep. <u>X</u>	Ben Gradert Town Rep. <u>X</u>

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- 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)
 - 29 November 2023 Meeting Minutes
Mr. Etienne moved to approve the November 29, 2023 minutes.
Motion seconded by Mr. Crowley. Motion carried 6/0/1 (Ulery abstained).

VI. OLD BUSINESS

- A. 137 Highland Street Driveway Waiver 137 Highland Street
WR# 02-23 Map 167/Lot 051
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). (Continued from November 8, 2023).

Mr. Oates moved to grant the driveway waiver WR#02-23 from §193-10.C, Establishment of Grades, to allow for a driveway grade of greater than 10%, not to exceed 13%, at 137 A-B Highland Street Map 167 Lot 51, as depicted on the plan titled: Plot Plan for Application for Access Path Ismael Valenzuela - 137 A&B Highland St., prepared by Emanuel Engineering, last revised November 28, 2023, 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.

Subject to, and revised per, the following stipulation:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the Hillsborough County Registry of Deeds.
2. The driveway shall be reconfigured to meet side setback requirements of 15 feet.

Motion seconded by Mr. Ulery. Motion carried 4/2/0 (Guessferd & Crowley).

VII. NEW BUSINESS

- A. Standish Lane Lot Line Relocation Plan 233 & 237 Standish Lane
SB# 06-23 Map 187/Lots 010-021 & 010-022
Purpose: to adjust the lot line between Map 187/Lot 010-021 and Map 187/Lot 010-022.
Application acceptance & hearing.

Mr. Van der Veen moved to accept the lot line relocation application for SB# 06-23 Standish Lane Lot Line Adjustment Plan / 233 & 237 Standish Lane, Map 187 Lots 10-22 & 10- 21.

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

Public input opened & closed @ 7:31 P.M.

Mr. Van der Veen moved to approve the lot line relocation application SB# 06-23 Standish Lane Lot Line Adjustment Plan / 233 & 237 Standish Lane, Map 187 Lots 010-022 & 010- 021, Bush Hill Road, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Map 187 Lot 10-21/22, Eagle's Nest Estates LLC., 142 Lowell Road Unit 17 Box 128, Hudson, NH 03051; consisting of 2 sheets and general notes 1-8 on Sheet 1; dated November 20, 2023; subject to, and revised per, the following stipulations:

1. The Notice of Decision shall be recorded at the HCRD, together with the Plan.
2. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.

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

VIII. OTHER BUSINESS

- A. Transportation Chapter of the Master Plan
B. Draft Zoning Amendments

Amendment 1

Amend Article IX - Wetland Conservation District, Section 334-35.A.3 Boundaries to increase wetland buffer from 50 feet to 75 feet for nonresidential uses.

Mr. Etienne moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 1, Amend Article IX - Wetland Conservation District, Section 334-35.A.3 Boundaries to increase wetland buffer from 50 feet to 75 feet for nonresidential uses.

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

Amendment 2

Amend Article III – General Regulations, Section 334-15.B - Parking Prohibited, subsection (1) to prohibit the outdoor storage of more than one uninspected vehicle.

Mr. Ulery moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 2, General Regulations, Section 334-15.B - Parking Prohibited, subsection (1) to prohibit the outdoor storage of more than one uninspected vehicle.

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

Amendment 3

Amend Article II – Terminology, subsection 334-6 - Definitions to add a definition for Contractor’s Yard.

Mr. Ulery moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 3, Terminology, subsection 334-6 - Definitions to add a definition for Contractor’s Yard.

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

Amendment 4

Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection C-1 to permit the “use of land or structures used primarily for religious purposes” by right rather than by Special Exception in the R-1 Residential and TR-Town Residence Districts and to permit such uses by right in the I-Industrial District.

Mr. Van der Veen moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 4, Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection C-1 to permit the “use of land or structures used primarily for religious purposes” by right rather than by Special Exception in the R-1 Residential and TR-Town Residence Districts and to permit such uses by right in the I-Industrial District.

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

Amendment 5

Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-1 to permit “Seasonal farm stands for retail sale of produce or Christmas trees in the I-Industrial District.

Mr. Ulery moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 5, Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-1 to permit “Seasonal farm stands for retail sale of produce or Christmas trees in the I-Industrial District.

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

Amendment 6

Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsections D-11 and 12, to prohibit “Automotive fuel stations” and “Automotive fuel stations with general retail” in the G and G-1 General Districts.

Mr. Etienne moved for the Planning Board to NOT recommend public hearing for the proposed Amendment 6, Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsections D-11 and 12, to prohibit “Automotive fuel stations” and “Automotive fuel stations with general retail” in the G and G-1 General Districts.

Motion seconded by Mr. Guessferd. Motion failed 2/4/0 (Van der Veen, Malley, Oates, Crowley).

Mr. Oates moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 6, Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsections D-11 and 12, to prohibit “Automotive fuel stations” and “Automotive fuel stations with general retail” in the G and G-1 General Districts.

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

Amendment 7

Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-13 to prohibit “Car washes” in the G and G-1 General Districts.

Mr. Oates moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 7, Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-13 to prohibit “Car washes” in the G and G-1 General Districts.

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

Amendment 8

Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-15 to permit “Mobile parked food service” in the B-Business District.

Mr. Van der Veen moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 8, Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-15 to permit “Mobile parked food service” in the B-Business District.

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

Amendment 9

Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-21 to permit “Outdoor commercial recreation” in the B-Business District by right rather than by Special Exception.

Mr. Oates moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 9, Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-21 to permit “Outdoor commercial recreation” in the B-Business District by right rather than by Special Exception.

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

Amendment 10

Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-26 to permit “Itinerant roadside vending” in the B-Business District.

Mr. Oates moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 10, Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-26 to permit “Itinerant roadside vending” in the B-Business District.

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

Amendment 11

Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-31 and 32 to eliminate references to Tattoo parlors and Body art/piercing because they are redundant categories, already covered under D.3: Personal service establishment, per definition provided in subsection 334-6.

Mr. Oates moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 11, Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-31 and 32 to eliminate references to Tattoo parlors and Body art/piercing because they are redundant categories, already covered under D.3: Personal service establishment, per definition provided in subsection 334-6.

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

Amendment 12

Amend the Official Zoning Map to change certain areas developed for residential purposes from G - General to Residential R-2. (See map)

Mr. Van der Veen moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 12, Amend the Official Zoning Map to change certain areas developed for residential purposes from G - General to Residential R-2.

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

Amendment 13

Amend the Official Zoning Map to change 48 Friars Drive (Mblu 209-1) from G - General to I - Industrial because the property abuts the I District and is developed for industrial purposes.

Mr. Van der Veen moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 13, Amend the Official Zoning Map to change 48 Friars Drive (Mblu 209-1) from G - General to I - Industrial because the property abuts the I District and is developed for industrial purposes.

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

Amendment 14

Amend the Official Zoning Map to change certain parcels on West Road currently developed for industrial purposes from B – Business to I-Industrial.

Mr. Ulery moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 14, Amend the Official Zoning Map to change certain parcels on West Road currently developed for industrial purposes from B – Business to I-Industrial.

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

Amendment 15

Amend the Official Zoning Map to change certain parcels on Lowell Road including Mblu 204-006-000, 210-008-000, 210-006-000 and 209-001-000 from G - General to B – Business because the properties are developed for business and multi-family purposes.

Mr. Etienne moved to continue discussion on Amendment 15, Amend the Official Zoning Map to change certain parcels on Lowell Road including Mblu 204-006-000, 210-008-000, 210-006-000 and 209-001-000 from G - General to B – Business because the properties are developed for business and multi-family purposes, to date specific, December 27, 2023.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

Amendment 16

Amend Chapter 218 - Flood Damage Prevention, to address changes that were identified during a review by the NH Office of Planning and Development related to Floodplain Development in reference to the National Flood Insurance Program.

Mr. Etienne moved to continue discussion on Amendment 16, Amend Chapter 218 - Flood Damage Prevention, to address changes that were identified during a review by the NH Office of Planning and Development related to Floodplain Development in reference to the National Flood Insurance Program, to date specific, December 27, 2023.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

C. 2024 Planning Board Meeting Dates

The Board was given a list of the 2024 meeting dates. No motion or discussion needed.

IX. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Crowley. Motion carried 7/0/0.
Meeting adjourned at 8:49 P.M.

*These minutes are in draft form and have not yet been approved by the Planning Board.
Note: Planning Board minutes are not a transcript. For full details a video of the meeting is available on HCTV
(Hudson Community Television) www.hudsonctv.com.*