



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 of the SPECIAL SITE REVIEW COMMITTEE MEETING JULY 17, 2023

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Brian Groth
SSRC Chair: X

Tim Malley
Planning Board Rep.: X

Bob Guessferd
Select. Rep.: X

- I. CALL TO ORDER AT 6:00 P.M.
- II. ROLL CALL
- III. NEW BUSINESS

- A. The Good Place Site Plan
MSP #02-23

28 Lowell Road
Map 190/ Lot 187

Purpose: to depict the proposed location of a concrete pad with fence enclosure for a walk-in refrigeration. Application Acceptance & Hearing.

Mr. Malley moved to determine that site plan application MSP# 02-23, The Good Place Site Plan is not a development of regional impact. Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

Mr. Malley moved to accept minor site plan application MSP# 02-23 for The Good Place Site Plan. Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

Mr. Anthony Basso, Keach Nordstrom Associates and Joshua Benoist, The Good Place, presented the application.

Public Input was opened & closed at 6:08 p.m. seeing no one wishing to speak.

Mr. Malley moved to approve the minor site plan for the Site Plan / The Good Place, Map 190 Lot 187, 28 Lowell Road, Hudson, New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Joshua Benoist, 28 Lowell Road, Hudson, N.H. 03051; consisting of 1 sheet and general notes 1-9; dated May 25, 2023; and:

That the Committee finds that this application complies with the Zoning Ordinances and with the Land Use Regulations 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. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. 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.

Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

IV. ADJOURNMENT

Mr. Malley moved to adjourn. Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

Meeting adjourned at 6:10 p.m.

Brian Groth, AICP
Town Planner