



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: NOVEMBER 29, 2023

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>X</u>	Jordan Ulery Vice-Chair <u>E</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>	Brian Groth 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
Mr. Lawlor seated for Mr. Ulery.
 - V. MINUTES OF PREVIOUS MEETING(S)
 - 08 November 2023 Meeting Minutes
Mr. Etienne moved to approve the November 8, 2023 minutes as amended.
Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.
 - VI. CORRESPONDENCE
 - A. Request for Approval of Funds from Planning Board Tax Map Update Account, by Elvis Dhima, Town Engineer.

Mr. Van der Veen moved to recommend to the Board of Selectmen the release of \$12,076.50 from the Tax Map Updating Fee Account, 01-0000-1312-000-505, for the 2024 Ortho & Planimetric Update project in accordance with the request made by Elvis Dhima, Town Engineer.

Motion seconded by Mr. Etienne. All in favor – motion carried 7/0/0.
 - VII. NEW BUSINESS
 - A. Central Gas Site Plan
SP# 08-23
Purpose: to depict the proposed layout for a gas station and convenience store with drive thru window and all associated site improvements. Application acceptance & hearing.

77 Central Street
Map 182/Lot 217

Mr. Oates made a motion to put a temporary hold on the hearing of SP# 08-23, Central Gas Site Plan, to get clarification from the Town attorney on RSA 674:21, and 39.3 and regarding the petition articles submitted.

Motion seconded by Mr. Crowley. Motion failed 2/5/0 (Malley, Etienne, Van der Venn, Guessferd, & Lawlor).

Mr. Crowley moved to determine that site plan application 77 Central Street (Central Gas Site Plan) / Non-Residential Site Plan, Map 182/Lot 217, 77 Central Street, Hudson, NH, **IS** a development of regional impact.

Motion seconded by Mr. Oates. Motion carried 4/3/0 (Etienne, Malley, & Lawlor).

Mr. Crowley explained his reason for the motion – impact on transportation, network impact.

Mr. Etienne moved to continue the site plan application for 77 Central Street (Central Gas Station) / Non-Residential Site Plan, Map 182/Lot 217, to date certain, December 27, 2023.

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

Attorney Andy Prolman, with Prunier & Prolman, request for the remainder of the hearing, that Mr. Oates recuse himself from sitting on the Board because they convinced that they will not get a fair hearing from Mr. Oates. They are aware of Facebooks posts that Mr. Oates has posted with concerns about the application that he hasn't even heard.

Chairman Malley put the board in recess @ 7:50 P.M., and back in session @ 7:55 P.M.

- B. Rose Meadows Site Plan 287 R Derry Road
SP# 07-23 Map 114/Lot 001
Purpose: to show improvements, including self-storage units & outdoor storage area for residents only, upon subject site that will support a 172-unit residential development in Litchfield, NH.
Application acceptance & hearing.

Mr. Crowley moved to determine that site plan application SP# 07-23, Site Plan / Rose Meadows, Map 114/Lot 001, 287 R Derry Road, Hudson NH, **IS** a development of regional impact.

Motion seconded by Mr. Etienne. Motion fails 3/4/0 (Oates, Etienne, & Crowley in favor).

Mr. Crowley explains his reason for determining the regional impact.

Mr. Van der Veen moved to determine that site plan application SP# 07-23, Site Plan / Rose Meadows, Map 114/Lot 001, 287 R Derry Road, Hudson NH, **IS NOT** a development of regional impact.

Motion seconded by Mr. Lawlor. Motion carried 5/2/0 (Oates & Crowley).

Mr. Van der Veen moved to accept the site plan application SP# 07-23 for the Site Plan / Rose Meadows, Map 114/Lot 001, 287 R Derry Road, Hudson, NH.

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

Jim Petropulos, P.E. with Hayner/Swanson, Inc., represents the applicant, presents the project to the board, and answers questions.

Public input opened & closed @ 8:34 P.M. – no public input.

Mr. Crowley asked about lighting, monumentation on the Hudson side, and snow storage.

Mr. Etienne moved to approve the site plan for the Site Plan / Rose Meadows, Map 114 Lot 01, 287 R Derry Road, Hudson, New Hampshire; prepared by Hayner/Swanson, Inc., 3 Congress Street, Nashua, New Hampshire 03062; prepared for: 255 Derry Road, LLC, 1 Continental Drive, Londonderry, New Hampshire 03053; consisting of 43 sheets including a separate cover sheet and general notes 1-20 on Sheet 1; dated May 31, 2023; last revised September 14, 2023; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations with consideration; and for the reasons set forth in the written submissions, together with the testimony and factual representations made by the applicant, Subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, 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. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
5. 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.
6. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

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

VIII. OTHER BUSINESS
IX. ADJOURNMENT

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

Brian Etienne
Secretary

*Mr. Etienne moved to accept the minutes on 12/13/23.
Motion seconded by Mr. Crowley. Motion carried 6/0/1 (Ulery 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).