



# 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: FEBRUARY 28, 2024

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>	Ed Van der Veen Member <u>X</u>	Victor Oates Member <u>X</u>
James Crowley Member <u>X</u>	Michael Lawlor Alternate <u>E</u>	George Hall Alternate <u>X</u>	Tim Lyko Alternate <u>X</u>
Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</u>	Jay Minkarah 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  
Mr. Lyko seated for open seat.

- V. MINUTES OF PREVIOUS MEETING(S)
  - 14 February 2024 Meeting Minutes.  
Mr. Ulery moved to approve the February 14, 2024 meeting minutes.  
Motion seconded by Mr. Crowley. All in favor - Motion carried 7/0/0.

#### VI. OLD BUSINESS

- A. Central Gas Site Plan 77 Central Street  
 SP# 08-23 Map 182/Lot 217  
 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 (Continued from the January 24, 2024 meeting).

Mr. Crowley moved to schedule a site walk for the site plan application Central Gas Site Plan SP# 08-23, 77 Central Street, Hudson, NH / Non-Residential Site Plan, Map 182 / Lot 217, to date certain, March 9, 2024 at 9:00 A.M..  
 Motion seconded by Mr. Oates. All in favor – motion carried 7/0/0.

Mr. Crowley made a motion to have the applicant identify the primary noise emitters from the proposed site plan include the noise information the applicant suggested, including kiosk, gas pump TV's, and EV chargers, as well as an analysis of impact to surrounding residential properties.  
 Motion seconded by Mr. Oates. All in favor – motion carried 7/0/0.

Mr. Crowley moved to require an environmental assessment impact report per Hudson Town Code 275.9.1. To specifically state to require identification and detail of potential environmental impacts and the designed protections to be taken in the location of a gas station and underground storage tanks in a high load site area over a possible aquifer and provide information on the long-term monitoring of their proper functioning.

Motion seconded by Mr. Oates. Motion failed 3/4/0 (Malley, Ulery, Guessferd, & Lyko).

@ 8:55 P.M. Chairman Malley put the Board into recess & returned @ 9:02 P.M.

Public input opened @ 9:35 P.M.

Members of the public who spoke:  
Pamela Michael - 82 Ferry Street  
Ed Thompson - 22 Burns Hill Road  
Jacob Marynicz – 72 Central Street  
Chris Flemmings – 76 Central Street  
Todd Boyer – 2 Merrill Street  
Bill Eaton – 15 Adelaide Street

Public input closed @ 9:59 P.M.

Mr. Oates moved to continue the site plan application for Central Gas Site Plan SP# 08-23, 77 Central Street, Hudson, NH / Non-Residential Site Plan, Map 182 / Lot 217, to date certain, May 8, 2024.

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

Mr. Crowley moved to continue the meeting after 10:00 P.M.

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

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Mr. Lyko moved to adjourn. Motion seconded by Mr. Ulery. Motion carried 7/0/0.

Meeting adjourned at 10:05 P.M.

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Ed Van der Veen, Interim Secretary

*Mr. Ulery accepted the minutes on 3/13/24. Motion seconded by Mr. Lyko. 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).**