



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: OCTOBER 23, 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>	Tim Lyko Member <u>X</u>	George Hall Alternate <u>X</u>	Michael Lawlor Alternate <u>E</u>
Todd Boyer 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
None.

- V. MINUTES OF PREVIOUS MEETING(S)
• 09 October 2024 Meeting Minutes.
Mr. Ulery moved to approve the October 9, 2024 meeting minutes.
Motion seconded by Mr. Crowley. Motion carried 6/0/1 (Van der Veen).

VI. NEW BUSINESS

- A. Campbello Street Extension Conditional Use Permit 36 Campbello Street
CUP# 03-23 Map 165/Lot 049
Purpose: to allow construction of a stormwater infiltration basin within approximately fifteen (15) feet of a wetland where fifty (50) feet is required by the Hudson Zoning Ordinance, Section 334-36. A permanent wetland buffer impact of approximately 4,500 square-feet is proposed where the majority of which will affect the wetland buffer along the easterly side of proposed Lot 6. (Continued from the August 28, 2024 meeting – **NOTE: Applicant has requested a withdrawal of the project.**)

Mr. Ulery moved to accept without prejudice the withdrawal of the application titled: Campbello Street Extension CUP# 03-23 at 36 Campbello Street, Hudson, NH, Map 165/Lot 049.

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

B. Campbello Street Extension Site Plan
SP# 05-24

36 Campbello Street
Map 165/Lot 049

Purpose: to depict the layout of eleven (11) single-family residential condominium units on a private right-of-way, and all associated site improvements. Ten (10) units will be newly developed, and one (1) unit is existing. (Continued from the August 28, 2024 meeting – **NOTE: Applicant has requested a withdrawal of the project.**

Mr. Ulery moved to accept without prejudice the withdrawal of the application titled: Campbello Street Extension SP# 05-24 at 36 Campbello Street, Hudson, NH, Map 165/Lot 049.

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

C. Colbea Enterprises, LLC Site Plan 14 Brenton Ave, 7 Atwood Ave, & 91, 95, 97 Lowell Rd
SP# 09-23 Map 198/Lots 11, 12, 14, 15, & 16

Purpose: to depict the construction of a proposed gas station with convenience store, consisting of six (6) dispenser islands for a total of twelve (12) fueling stations, along with a proposed car wash, and associated improvements including but not limited to, access, grading, stormwater management, utilities, lighting, and landscaping (Continued from the September 11, 2023 meeting).

Mr. Oates made a motion that the Board defer the Safety Analysis submitted by the applicant prior to tonight's meeting starting, till the applicants next scheduled appearance. The deferral is necessary to ensure compliance RSA 91-A allowing the Board, public, and abutter's sufficient time to review the new materials and to maintain fairness and transparency in the process.

Motion seconded by Mr. Crowley. Motion failed 2/5/0 (Ulery, Van der Veen, Malley, Guessferd, and Lyko).

Mr. Oates moved to deny the waiver request to construct a second driveway onto Atwood Avenue. However, this denial is made without prejudice towards any future proposal that may allow for a second driveway onto another road, subject to appropriate planning review and approval.

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

Chairman Malley put the Board into recess @ 9:04 P.M., and back in session @ 9:15 P.M.

Public input opened @ 9:23 P.M.

- Darrel Novel (Spelling) - 12 Atwood Avenue
- Scott Schneider - 27 Atwood Avenue
- Cheryl Sojka – 16 Cedar Street
- Richard Patterson - 2 Madison Drive
- Martha Lachance - 89 Lowell Road

Public input closed @ 9:44 P.M.

Mr. Oates moved to continue the site plan application for Colbea Enterprises, LLC Site Plan – Gas Station/Convenience Site w/Drive-Thru/Car Wash, Non-Residential Site Plan, Map 198/Lots 011, 012, 014, 015, 016, 14 Brenton Ave, 7 Atwood Ave, & 91, 95, 91 Lowell Rd, Hudson, New Hampshire, to date certain, January 8, 2025.

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

- VII. OTHER BUSINESS
A. Public Input - Discussion

VIII. ADJOURNMENT

Mr. Oates moved to adjourn. Motion seconded by Mr. Crowley. All in favor motion carried 7/0/0.
Meeting adjourned at 9:46 P.M.

Ed Van der Veen
Secretary

Mr. Ulery accepted the minutes as amended on 11/13/24.

Motion seconded by Mr. Crowley. 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).