



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 27, 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>E</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>

- 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)
 - 13 December 2023 Meeting Minutes
Mr. Ulery moved to approve the December 13, 2023 minutes as amended.
Motion seconded by Mr. Etienne. Motion carried 7/0/0
- VI. CORRESPONDENCE
 - A. Bond Reduction Request by Elvis Dhima, Town Engineer.
 - a) Frenette Gardens Subdivision

Mr. Ulery moved to approve the bond reduction of \$514,530.00, leaving a balance of \$170,640.00 for Frenette Gardens Subdivision, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.
 - b) Nadeau Village Subdivision

Mr. Ulery moved to approve the bond reduction of \$420,613.00, leaving a balance of \$161,472.00 for Nadeau Village Subdivision, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

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

VII. NEW BUSINESS

A. Central Gas Site Plan
SP# 08-23

77 Central Street
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 November 29, 2023 meeting).

Mr. Van der Veen moved to defer the site plan application acceptance and public hearing of SP# 08-23 "Central Gas Site Plan", 77 Central Street, Map 182/Lot 217, to date certain, January 24, 2024, in accordance with the applicant's request.

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

VIII. OTHER BUSINESS

A. Public Hearing & Adoption - Transportation Chapter of the Master Plan

Public input opened @ 7:08 P.M
Heidi Jakoby, 94 Gowing Road spoke (See meeting video for content).
Public input closed @ 7:10 P.M.

Mr. Oates moved to defer the Public hearing & adoption of the Transportation Chapter of the Master Plan to date specific, January 10, 2024.

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

B. Zoning Amendment Discussion, schedule dates for public hearings.

Mr. Etienne moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed Amendment 15, Amend 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 General (G) to Business (B), because the properties are developed for business and multi-family purposes.

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

Mr. Etienne moved for the Planning Board to conduct a public hearing on January 10, 2024 for the proposed 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.

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

C. Petitioned Zoning Amendment Discussion, schedule dates for public hearings.

Mr. Crowley moved for the Planning Board to conduct a public hearing on all Petition Warrant Articles on January 10, 2024.

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

D. Housing Opportunity Planning Grant (HOP) - Consultant Replacement Discussion

Mr. Minkarah gave an update to the Board.

IX.

ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Etienne. Motion carried 7/0/0.
Meeting adjourned at 7:47 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.*

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