



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liai

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### MINUTES/DECISIONS OF THE PLANNING BOARD MINOR SITE REVIEW COMMITTEE MEETING MAY 2, 2024

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

Jay Minkarah  
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. Evergreen Elementary Change of Use Site Plan  
MSP# 01-24

143 Lowell Road  
Map 204/Lot 073

Purpose: to propose a change of use from restaurant to a private elementary school (pre-k through 1<sup>st</sup> grade), utilizing the existing building with minimal modifications to the exterior of the property, including a fenced outdoor play area, landscape planting beds, and a sign. Application acceptance & hearing.

Mr. Guessferd accepted the minor site plan application for the Change of Use Site Plan / Evergreen Elementary MSP# 01-24, Map 204/Lot 005, 143 Lowell Road.

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

Public Input: Todd Boyer of 2 Merrill Street.

Mr. Guessferd approved the minor site plan for the Change of Use Site Plan / Evergreen Elementary MSP# 01-24, Map 204/Lot 005, 143 Lowell Road, Hudson, NH, Hillsborough Country; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: 143 Lowell Road LLC, 4 Paula Circle, Hudson, NH, 03051; consisting of 1 sheet and general notes 1-17; dated April 9, 2024; 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 certification of occupancy, a 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. A cost allocation procedure (CAP) amount of \$5,341.00 unit shall be paid prior to the issuance of a Certificate of Occupancy for the business.
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.

Motion seconded by Mr. Minkarah. All in favor – motion carried 3/0/0.

#### IV. ADJOURNMENT

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

Meeting adjourned at 6:45 p.m.

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Timothy Malley  
Planning Board