



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 MINOR SITE REVIEW COMMITTEE MEETING MAY 20, 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 6:02 P.M.
- II. ROLL CALL
- III. NEW BUSINESS

- A. 3 Security Drive Change of Use Site Plan
MSP# 02-24

3 Security Drive
Map 251/Lot 020

Purpose: to propose a change of use of the existing building from warehouse to indoor recreation use, for an indoor sports training facility. Application acceptance & hearing.

Mr. Minkarah moved to accept the minor site plan application for the Change of Use Site Plan / 3 Security Drive, MSP# 02-24, Map 251 Lot 020, 3 Security Drive, Hudson, NH 03051.

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

No public input.

Waiver committee decided that no waiver was needed.

Mr. Guessferd moved to approve the minor site plan for the Change of Use Site Plan /, 3 Security Drive, MSP# 02-24, Map 251 Lot 020, 3 Security Drive Hudson, NH, Hillsborough County; prepared by: Bedford Design Consultants, Inc., 592 Harvey Road, Manchester, NH, 03103; prepared for: 3 Security Drive, LLC, 3 Security Drive, Hudson, NH, 03051; consisting of 2 sheets and general notes 1-20; dated April 22, 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 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. 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 6:15 p.m.

Signed: _____ Date: _____
Timothy Malley
Planning Board Rep.