



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: APRIL 23, 2025

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>E</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>	Julia Paquin Member <u>E</u>	George Hall Alternate <u>X</u>	George Hurd Alternate <u>E</u>
Todd Boyer Alternate <u>X</u>	Bob Guessferd Select. Rep <u>X</u>	Jay Minkarah Town Rep. <u>X</u>	

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- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. SEATING OF ALTERNATES
Mr. Hall seated Ms. Paquin.
Mr. Boyer seated for Mr. Malley.
 - V. MINUTES OF PREVIOUS MEETING(S)
 - 09 April 2025 Meeting Minutes.
Mr. Boyer moved to defer the 09 April, 2025 meeting minutes.
Motion seconded by Mr. Hall. Motion carried 7/0/0.
 - VI. OLD BUSINESS
 - Second Public Hearing on Updated Land Use Regulations: Chapter 193 – Driveways
Mr. Oates moved to defer to the end of the meeting.
Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.
Public hearing opened & closed @ 9:23 P.M. – No public input.
Mr. Oates moved to adopt the proposed amendments to §193 – Driveways, and §276-2 Definitions, in accordance with the recommendation of the Town Planner and Town Engineer.
Motion seconded by Mr. Boyer. Motion carried 7/0/1 (Crowley).
 - VII. CORRESPONDENCE
 - A. Bond Reduction Request – by Elvis Dhima, Town Engineer
 - Mansfield Drive – Road and Stormwater Maintenance Bond
Mr. Boyer moved to approve a bond reduction of \$27,429.52 leaving a balance of \$60,570.48 for the Mansfield Drive Road and Stormwater Infrastructure, in accordance with the recommendation of the Town Engineer, Elvis Dhima.
Motion seconded by Mr. Oates. All in favor – motion carried 7/0/0.

VIII. NEW BUSINESS

A. Ferry Street 2-Lot Subdivision Plan SB# 02-25

71 Ferry Street
Map 174/Lot 216

Purpose: to propose the subdivision of Map 174/Lot 216 into (2) two lots. The lot is currently developed with a multi-family home & detached building. Application acceptance & hearing.

Mr. Van der Veen moved to accept the subdivision application for Ferry Street 2-Lot Subdivision Plan SB# 02-25, Map 174/Lot 216-000, 71 Ferry Street, Hudson, New Hampshire.

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

Public input opened @ 7:37 P.M., and closed @ 7:38 P.M. – No public input.

Mr. Boyer moved to approve the Subdivision Plan entitled: Ferry Street 2-Lot Subdivision Plan SB# 02-25, Map 174/Lot 216-000, 71 Ferry Street, Hudson, New Hampshire; prepared by: Benchmark LLC, 50 Nashua Road Suite 305, Londonderry, NH 03053; prepared for: LK41 Real Estate LLC, PO Box 414, Nashua, NH 03061; Consisting of sheets 1-2 and general notes 1-13 on sheet 1; dated January 20, 2025; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; and 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 Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Interim Town Planner and Town Engineer.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall be allowed on Sundays.
5. The applicant shall provide a plan and profile for the proposed driveway.
6. The applicant shall provide a plan and profile for the sight distance.
7. A note detailing water and sewer information shall be added to sheet 1 for both lots.
8. Water service, sewer service, sewer cleanout, and water curb stop locations shall be added to the plan for both lots.
9. A cost allocation procedure (CAP) amount of \$6,230.00 shall be paid prior to the issuance of a Certificate of Occupancy.

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

B. 134 Wason Road Site Plan
SP# 03-25

134 Wason Road
Map 206/Lot 001-002

Purpose: to propose (2) two additional dwellings for a total of (3) three homes in condominium ownership, creating a cul-de-sac by sharing the existing driveway off Wason Road. Application acceptance & hearing.

Mr. Van der Veen moved to accept the site plan application for 134 Wason Road Site Plan SP# 03-25, Map 206/Lot 001-002, 134 Wason Road, Hudson, NH.

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

Public input opened @ 8:01 P.M.

- Bob St. Cyr – 70 Massie Circle
- Caitlin Hamm – 8 Pasture Drive
- Grace Hopkins – 22 Pasture Drive
- Alex Woodyard – 14 Pasture Drive

Public input closed @ 8:25 P.M.

WAIVERS GRANTED:

Mr. Crowley moved to grant a waiver from **§276-11.1.B.(2) – Plan Scale**, to allow for a plan of scale 1”=60’ where 1”=50’ is required, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

Mr. Van der Veen moved to grant a waiver from **§276-11.1.B.(14) – Lighting**, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

Mr. Van der Veen moved to continue the Site Plan Application for 134 Wason Road Site Plan SP# 03-25, Map 206/Lot 001-002, 134 Wason Road, Hudson, NH, to date certain, May 14, 2025.

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

IX. ADJOURNMENT

Mr. Van der Veen moved to adjourn. Motion seconded by Mr. Crowley.

All in favor motion - carried 7/0/0. Meeting adjourned at 8:34 P.M.

Ed Van der Veen, Secretary

Mr. Ulery accepted the minutes on 05/14/25.

Motion seconded by Mr. Crowley. All in favor - 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).