



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: MAY 28, 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>X</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>	

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
II. PLEDGE OF ALLEGIANCE
III. ROLL CALL

- IV. SEATING OF ALTERNATES
Mr. Hall seated for Mr. Malley.

- V. MINUTES OF PREVIOUS MEETING(S)
• 14 May 2025 Meeting Minutes.
Mr. Van der Veen moved to approve the 14 May 2025 meeting minutes as amended.
Motion seconded by Mr. Crowley. All in favor - Motion carried 7/0/0.

VI. OLD BUSINESS

- A. 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 (**Deferred to the March 26, 2025 meeting**).

Ms. Paquin recused herself. Mr. Boyer seated for Ms. Paquin.

Mr. Oates moved to deny without prejudice the site plan application for Colbea Enterprises, LLC Site Plan – Gas Station/Convenience Store w/Drive-Thru/Car Wash, Non-Residential Site Plan SP# 09-23, Map 198 /Lots 11, 12, 14, 15, & 16, 14 Brenton Ave, 7 Atwood Ave, & 91, 95, & 97 Lowell Road, Hudson, New Hampshire, for the reasons set forth in the Staff Report prepared for the May 28, 2025 Public Hearing. *The Planning Board waived the Application Fees for the future submittal.
Motion seconded by Mr. Hall. All in favor – motion carried 7/0/0.

Ms. Paquin reseated. Mr. Boyer returned as Alternate.

VII. NEW BUSINESS

A. Taybre Drive Subdivision Plan

9 Alvirne Dr. & 190 R Derry Rd.

SB# 03-25

Map 138/lots 082 & 088

Purpose: to consolidate Map 138/Lots 082 & 088 into one (1) lot, known as Map 138/Lot 088, and depict the subdivision of Map 138/Lot 088 into nine (9) single-family residential lots, with all associated improvements. Application acceptance & hearing.

Mr. Van der Veen moved to accept the subdivision application for Taybre Drive Subdivision Plan SB# 03-25, Map 138 / Lots 088 & 082, 9 Alvirne Drive & 190 R Derry Road, Hudson, New Hampshire, 03051.

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

Public input opened @ 8:14 P.M.

- Alexandra Ange – 7 Alvirne Drive
- Barbara Taylor – 11 Alvirne Drive
- Tom Elliot – 6 Alvirne Drive
- Stephan Pease – 8 Scenic Lane
- Richard Watson – 21 Sunland Drive
- Katherine Courtney – 10 Alvirne Drive
- Denis Dumais – 2 Alvirne Drive
- Christina Nadeau – 12 Alvirne Drive

Public hearing closed @ 8:44 P.M.

Mr. Oates made a motion for the Planning Board to recommend the Taybre Drive Subdivision be sent to the Conservation Commission for a review of the environmental impacts, including wetlands and wildlife habitats.

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

Mr. Van der Veen made a motion to schedule a joint site walk with the Planning Board & Conservation Commission at the site on June 14, 2025 @ 9:00 A.M.

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

Mr. Oates moved to continue the site plan application for Taybre Drive Subdivision SB# 03-25, Map 138 / Lots 088 & 082, 9 Alvirne Drive & 190 R Derry Road, Hudson, NH, 03051, to a date to be determined.

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

VIII. ADJOURNMENT

Mr. Oates moved to adjourn. Motion seconded by Mr. Hall. Motion carried 7/0/0.

Meeting adjourned at 9:51 P.M.

Ed Van der Veen, Secretary

Mr. Crowley accepted the minutes on 06/11/25.

Motion seconded by Mr. Ulery. Motion carried 6/0/1 (T. Malley).

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).