



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: JUNE 11, 2025

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>	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>X</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
None.

V. MINUTES OF PREVIOUS MEETING(S)

- 28 May 2025 Meeting Minutes.
Mr. Crowley moved to approve the 28 May 2025 meeting minutes.
Motion seconded by Mr. Ulery. Motion carried 6/0/1 (Malley).

VI. NEW BUSINESS

- A. Nirel, LLC Accessory Garage 140 Old Derry Road
SP# 08-25 & CUP# 03-25 Map 105/Lot 032
Purpose: to propose a 1,344 SF accessory garage with associated site improvements, including a stormwater management area which will disturb approximately 3,092 SF of wetland buffer, but there are no proposed wetland impacts as a result of this project. Application acceptance & hearing.

Mr. Crowley moved to defer the Proposed Accessory Garage Non-Residential Site Plan Application & Conditional Use Permit Application: SP# 08-25 & CUP# 03-25, Map 105 / Lot 032-000, 140 Old Derry Road, Hudson, NH, to date certain, June 25, 2025, per the applicant's request.
Motion seconded by Ms. Paquin. All in favor – motion carried 7/0/0.

- B. Reeds Ferry Inventory Storage Yard 2, 6, 8 & 10 Tracy Lane
SP# 07-25 Map 101/Lots 008, 009, 010 & 011
Purpose: to propose construction of shed storage pads with gravel access drives for truck deliveries, and associated site improvements. Application acceptance & hearing.

MOTION to Accept:

Mr. Ulery moved to accept the application for Proposed Site Development Plans for Reed's Ferry Sheds, SP# 07-25, Map 101 / Lots 008, 009, 010, 011; 2, 6, 8, & 10 Tracy Lane, Hudson, New Hampshire. Motion seconded by Mr. Oates. All in favor – motion carried 7/0/0.

CONDITIONAL APPROVAL:

Mr. Oates moved to conditionally approve the Site Plan Application for Reed's Ferry Shed Storage, SP# 07-25, Map 101 / Lots 008, 009, 010, 011; 2, 6, 8, & 10 Tracy Lane, Hudson, New Hampshire; prepared by: TF Moran, 48 Constitution Drive, Bedford, New Hampshire 03110, for: Reed's Ferry Sheds, 3 Tracy Lane, Hudson, New Hampshire 03051; Consisting of sheets 1-13, with general notes A-O on Sheet 2, Dated February 1, 2025, revised May 24, 2025; and:

That the Planning Board finds that this application complies with the Zoning Ordinance, and with the Land Use Regulations and for the reasons set forth in the written submissions, together with the testimony and factual representation 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 development agreement, which shall be recorded at the HCRD along with the site plan.
2. Prior to recording, the easement depicted to the favor of the Town shall be subject to final administrative review by the Town Planner and Town Engineer.
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 \$22,743.00 shall be paid prior to the completion of the project, or las Inspectional Services Sign Off.
5. 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.
6. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
7. Should Fuss & O'Neill review come back with significant recommendations, after reviewed by the Planning Board Members, the applicant agrees to come back before the Board, and discuss said concerns.

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

VII. OTHER BUSINESS

A. Land Use Regulation Discussion

a) Lighting

Mr. Ulery made a motion to send the amended §275-17 Outdoor Lighting Requirements to Public Hearing on July 9, 2025.

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

B. Master Plan – Housing Chapter

Mr. Minkarah discussed with the board, and will make data updates, and corrections as needed.

VIII. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Ms. Paquin. All in favor - Motion carried 7/0/0.
Meeting adjourned at 9:48 P.M.

Ed Van der Veen
Secretary

Mr. Van der Veen accepted the minutes on 06/25/25.

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).