



# 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 25, 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>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 7:00 P.M.
  - II. PLEDGE OF ALLEGIANCE
  - III. ROLL CALL
  - IV. SEATING OF ALTERNATES  
None.

#### V. MINUTES OF PREVIOUS MEETING(S)

- 11 June 2025 Meeting Minutes.  
Mr. Van der Veen moved to approve the 11 June 2025 meeting minutes.  
Motion seconded by Mr. Crowley. All in favor - motion carried 7/0/0.

#### VI. CORRESPONDENCE

- A. Bond Establishment – T-Bones Restaurant Landscaping Bond by Elvis Dhima, Town Engineer.

Mr. Ulery moved to approve a bond in the amount of \$70,500.00 relative to the landscaping at 256 Lowell Road, Map 228/Lot 007-000 as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, Dated June 10, 2025, together with the Road Guarantee Estimate Form.

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

#### VII. NEW BUSINESS

- A. S.L. Chasse Steel Site Plan 2-Year Extension Request  
SP# 01-23

5 Christine Drive  
Map 105/Lot 014

Purpose: to request a two-year extension of the July 12, 2023 approved site plan for a 30,175 square-foot industrial building with associated parking and site improvements. Application acceptance & hearing.

**Motion to Approve:**

Mr. Van der Veen moved to grant a two-year extension (i.e. from July 30, 2025 to July 30, 2027) of SP# 01-23, S.L. Chasse Site Plan, located at 5 Christine Drive, Map 105/Lot 014, and approved at the July 12, 2023 meeting.

Motion seconded by Mr. Ulery. Motion carried 5/2/0 (Crowley & Oates).

**B. Nirel, LLC Accessory Garage**  
SP# 08-25 & CUP# 03-25

140 Old Derry Road  
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.

**Motion to Accept:**

Mr. Ulery moved to accept the Proposed Accessory Garage Non-Residential Site Plan Application: SP# 08-25, Map 105/Lot 032-000, 140 Old Derry Road, Hudson, NH.

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

Mr. Ulery moved to accept the Proposed Accessory Garage Non-Residential Conditional Use Permit Application: CUP# 03-25, Map 105/Lot 032-000, 140 Old Derry Road, Hudson, NH.

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

**Motion to Defer:**

Mr. Ulery moved to defer the Proposed Accessory Garage Non-Residential Site Plan Application: SP# 08-25, Map 105/Lot 032-000, 140 Old Derry Road, Hudson, NH, to date certain, December 10, 2025.

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

Mr. Ulery moved to defer the Proposed Accessory Garage Non-Residential Conditional Use Permit Application: CUP# 03-25, Map 105/Lot 032-000, 140 Old Derry Road, Hudson, NH, to date certain, December 10, 2025.

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

**VIII. OTHER BUSINESS**

**A. Discussion – HOME Overlay Zone**

Mr. Oates presented the idea of a HOME Overlay Zone, with Board discussion.

Mr. Ulery made a motion to send the HOME Overlay Zone topic to ZORC.

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

**IX. ADJOURNMENT**

Mr. Ulery moved to adjourn. Motion seconded by Mr. Crowley. All in favor - Motion carried 7/0/0.  
Meeting adjourned at 8:24 P.M.

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Ed Van der Veen, Secretary

*Mr. Ulery accepted the minutes on 07/09/25.*

*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).***