



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: AUGUST 27, 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>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>	

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

- IV. SEATING OF ALTERNATES
Mr. Hall for Ms. Paquin.

- V. MINUTES OF PREVIOUS MEETING(S)
- 09 July 2025 Meeting Minutes.
Mr. Ulery moved to approve the 09 July 2025 meeting minutes
Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.

VI. CORRESPONDENCE

- A. Request for Corridor Funds – Elvis Dhima
- Lowell / Birch / Belknap Road – Right of Way Purchase & Wetland Impact Fees

Mr. Oates moved to recommend to the Board of Selectmen the expenditure for establishment of a Right of Way connecting Belknap Road and Lowell Road using Corridor Account #'s 2070-000-701 and 2070-000-702 funds received after August 2018, not to exceed \$200,000.00, in accordance with the request made by Elvis Dhima, Town Engineer.

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

Mr. Crowley moved to recommend to the Board of Selectmen the expenditure for efforts related to wetland impacts using Corridor Account #'s 2070-000-701 and 2070-000-702 funds received after August 2018, not to exceed \$215,000.000, in accordance with the request made by Elvis Dhima, Town Engineer.

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

B. Bond Reduction Request – by Jay Minkarah, Interim Town Planner

- Target Site – First Landscape Bond Reduction

Mr. Crowley recused himself @ 7:17 P.M. Mr. Boyer seated for Mr. Crowley.

Mr. Ulery moved to approve a bond reduction of \$3,526,462.84 leaving a balance of \$1,923,757.16 for the Target Flow Center, in accordance with the recommendation of the Interim Town Planner, Jay Minkarah.

Motion seconded by Mr. Boyer. Motion carried 6/1/0 (Oates).

Mr. Crowley reseated @ 7:22 P.M. Mr. Boyer returned as Alternate.

VII. NEW BUSINESS

A. Brady Drive Industrial Condominium Complex Site Plan

16 Brady Drive

SP# 09-25

Map 105/lot 020

Purpose: to depict the layout of three (3) industrial use condominium buildings, and all associated site improvements. Application acceptance & hearing.

Mr. Crowley moved to accept the application for Non-residential Site Plan Industrial Condominium Complex, SP# 09-25, Map 105 / Lot 020-000, 16 Brady Drive, Hudson, NH.

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

Public input opened & closed @ 7:29 P.M. – No public input.

Mr. Oates moved to continue the application for Non-residential Site Plan Industrial Condominium Complex, SP# 09-25, Map 105 / Lot 020-000, 16 Brady Drive, Hudson, NH, to date certain October 8, 2025.

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

VIII. OTHER BUSINESS

A. Lower Merrimack River Local Advisory Committee (LAC) – Request for Nominations

Mr. Minkarah explained the purpose of the Committee, and if any board member is interested, how to apply to the BOS.

B. Discussion – Public Input on Non-Agenda Items

The board scheduled Public Input on the September 10, 2025 agenda.

IX. ADJOURNMENT

Mr. Crowley moved to adjourn. Motion seconded by Mr. Van der Veen. All in favor - Motion carried 7/0/0.

Meeting adjourned at 8:35 P.M.

Ed Van der Veen
Secretary

Mr. Ulery accepted the minutes on 09/10/25.

Motion seconded by Mr. Boyer. 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).