



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: SEPTEMBER 10, 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>E</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
Mr. Boyer for Mr. Van der Veen.

- V. MINUTES OF PREVIOUS MEETING(S)
• 27 August 2025 Meeting Minutes.
Mr. Ulery moved to approve the 27 August 2025 meeting minutes.
Motion seconded by Mr. Boyer. All in favor – motion carried 7/0/0.

VI. NEW BUSINESS

- A. St. John XXXIII Parish 2-Lot Subdivision Plan
SB# 05-25
Purpose: to depict the subdivision of Map 182/Lot 129 into two (2) lots. No physical change to the property proposed. Application acceptance & hearing.

TO ACCEPT:

Mr. Crowley moved to accept the subdivision application for Subdivision Plan SB# 05-25, Map 182/Lot 129, 23-27 Library Street, Hudson, New Hampshire.
Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

Public Input – None. Nobody present for this project.

WAIVERS:

Mr. Oates moved to grant a waiver from §276-11.1.B.(14) – Location, details, and character of exterior lighting, to not require a lighting detail plan where it would otherwise be 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. Boyer. All in favor – motion carried 7/0/0.

Mr. Oates moved to grant a waiver from **§289-20.C** – Stormwater Management Plan, to not require a stormwater management plan where it would otherwise be 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. Boyer. All in favor – motion carried 7/0/0.

APPROVAL:

Mr. Oates moved to approve the Subdivision Plan entitled: Subdivision Plan; SB# 05-25, Map 182/Lot 129, 23-27 Library Street, Hudson, New Hampshire; prepared by: Joseph M. Wichert LLS, Inc. 802 Amherst Street, Manchester, NH 03104; prepared for: Roman Catholic Bishop of Manchester, 153 Ash Street, Manchester, NH 03104; consisting of 1 sheets and general notes 1-8 on Sheet S1; dated November 5, 2024, revised August 18, 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. The Planning Board approved the Subdivision Plan entitled: 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 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. Easement language for the parking areas and walkways shall be favorably reviewed by Town Counsel and the Town Planner, prior to recording.

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

VII. OTHER BUSINESS

A. Public Input – Public Input on Non-Agenda Items

Public input opened @ 7:52 P.M.

- Heidi Jakoby – 94 Gowing Road
- Tim Lyko – 8 Daniel Webster Drive

Public input closed @ 7:58 P.M.

Mr. Oates made a motion to move the public input policy that the town staff created and the Planning Board reviewed and discussed to a three-month interim period, at which point the Planning Board will either make extend, modify, or remove.

Motion seconded by Mr. Crowley. Motion carried 4/0/3 (Malley, Ulery & Boyer).

VIII. ADJOURNMENT

Mr. Boyer moved to adjourn. Motion seconded by Ms. Paquin. All in favor - Motion carried 7/0/0.
Meeting adjourned at 9:04 P.M.

James Crowley
Acting Secretary

Mr. Ulery accepted the minutes on 09/24/25.

Motion seconded by Mr. Boyer. Motion carried 5/0/1 (Van der Veen).

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