



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: MARCH 26, 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>E</u>	Elvis Dhima 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.

*Note – Elvis Dhima, Town Engineer seated as Town Rep.

V. MINUTES OF PREVIOUS MEETING(S)

- 12 March 2025 Meeting Minutes.
Mr. Ulery moved to approve the 12 March, 2025 meeting minutes
Motion seconded by Mr. Crowley. Motion carried 7/0/0.

VI. OLD BUSINESS

- A. Inside Out Painting and Remodeling Site Plan
SP# 07-24

100 Lowell Road
Map 198/Lot 147

Purpose: to propose the development of a 6,855 square-foot commercial building to support a painting business, and will provide a business office, and conditioned space to store materials. Application acceptance & hearing (Continued from the February 12, 2025 meeting).

Public Input opened @ 7:11 P.M. & closed @ 7:11 A.M. – No public input.

WAIVERS GRANTED:

Mr. Crowley moved to grant a waiver §275-8.C(2)(m) – **Parking Calculations**, to allow for 14 parking spaces where 23 would 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. Ulery. All in favor – motion carried 7/0/0.

Mr. Crowley moved to grant a waiver **§193-10.G – Number of Driveways**, to allow for two driveways where otherwise only one would be allowed, 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. Ulery. All in favor – motion carried 7/0/0.

Mr. Crowley moved to grant a waiver from **§275-8.C(6)(b) – Loading Space Dimensions**, to allow for a loading space of only 35' where otherwise a loading space of 60' would 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. Ulery. All in favor – motion carried 7/0/0.

Mr. Crowley moved to grant a waiver from **§276-11.1.B(12)(c) – 100' Residential Buffer**, to allow for development within 100' of a residential use, 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. Ulery. Motion carried 6/1/0 (Oates).

MOTION TO APPROVE:

Mr. Oates moved to approve the Site Plan Application: Inside Out Painting and Remodeling SP# 07-24, Map 198 / Lot 147, 100 Lowell Road, Hudson, New Hampshire; prepared by: SFC Engineering, 183 Rockingham Road Unit 3, Windham, New Hampshire 03087; prepared for: 100 Lowell Rd LLC, 112 Lowell Road, Suite 3, Hudson, New Hampshire 03051; consisting of 9 sheets and general notes 1-23 on Sheet 3; dated October 2, 2024, last revised March 5, 2025; and:

That the Planning Board finds that this application complies with the Zoning Ordinance, and with the Land Use Regulations with consideration of the waivers granted 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. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified "As-Built" site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved Site Plan.
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 \$17,480.25 shall be paid prior to the issuance of a Certificate of Occupancy.
5. The applicant shall schedule a pre-construction meeting with the Town Engineer prior to beginning work on the site.
6. 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.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
8. Offsite Improvements:
 - a) Install "Intersection Ahead" warning sign (graphic symbol) with supplemental street name plaques on both NH Route 3A approaches to County Road.
 - b) Replace the existing STOP sign and marked STOP line on the County Road approach.

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

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 (Continued from the February 12, 2025 meeting & being **deferred to the May 28, 2025 meeting**).

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

Purpose: to propose the development of a 9,500 +/- square-foot restaurant and other associated site improvements which will impact approximately 15,500 square-feet of wetland buffer (Continued from the February 26, 2025 meeting).

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

Public input closed @ 8:14 P.M.

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

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

Mr. Van der Veen moved to approve the T-Bones Restaurant Conditional Use Permit Application for the Site Plan: T-Bones at Lowell Road Non-Residential Site Plan, CUP# 01-25, Map 228 / Lot 007, 256 Lowell Road, Hudson, New Hampshire; prepared by: Meridian Land Services, Inc., 31 Old Nashua

Road, Amherst, NH 03031; prepared for: Lowell RD, LLC., 124 Bedford Center Road, Bedford, NH 03110; consisting of 23 sheets and general notes 1-20 on Sheet GN-1; dated October 2, 2024, revised January 7, 2025; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Site Plan Development Agreement, which shall be recorded at the 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 Interim Town Planner, Town Engineer, and Town Counsel.

Stipulations recommended for approval by the Conservation Commission:

1. During Construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
2. Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services – Current Issue)
3. It is recommended that the applicant create and implement a wetland buffer restoration plan for the disturbed buffer as part of site plan approval. The details and implementation of said Restoration Plan to be added to the General Notes and Legend found on sheet 2 of 23 of the plan set.
4. It is recommended to have the applicant install approved “Do not cut/Do Not Disturb” town conservation markers along the conservation districts boundaries at 75-foot intervals. If this recommendation is accepted by the Planning Board, details of the “Do Not Cut/ Do Not Disturb” Markers and Post and Rail Fencing, shall be added to the General Notes and Legend found on sheet 2 of 23 of the plan set.
5. It is recommended that the applicant shall not store any snow on the detention basin during winter operations, to minimize salt pollution.

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

SITE PLAN APPROVAL:

Mr. Crowley moved to approve the T-Bones Restaurant Site Plan Application: T-Bones at Lowell Road Non-Residential Site Plan, SP# 01-25, Map 228 / Lot 007, 256 Lowell Road, Hudson, New Hampshire; prepared by: Meridian Land Services, Inc., 31 Old Nashua Road, Amherst, NH 03031; prepared for: Lowell RD, LLC., 124 Bedford Center Road, Bedford, NH 03110; consisting of 23 sheets and general notes 1-20 on Sheet GN-1; dated October 2, 2024, revised January 7, 2025; and:

That the Planning Board finds that this application complies with the Zoning Ordinance, and with the Land Use Regulations with consideration of the waivers granted 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. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan, including all Notes, shall be completed in their entirety and at the expense of the applicant or the applicant’s assigns.
3. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “As-Built” site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved Site Plan.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

5. A cost allocation procedure (CAP) amount of \$80,465.00 shall be paid prior to the issuance of a Certificate of Occupancy for the lot improvements to be made.
6. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
7. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
8. 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.
9. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
10. Prior to the issuance of a Certificate of Occupancy, proof of a valid Alteration of Terrain (AOT) permit issued by the State of NHDES, is required.
11. Boundary Plan of Land – Lowell Road – Map 228 Lots 7 & 8 – 256 & 266 Lowell Road – Hudson, New Hampshire – Hillsborough County, Scale: 1"=40', dated August 23, 2024, revised January 14, 2025, prepared by Keach-Nordstrom Associates, Inc., shall be recorded prior to Site Plan approval.
12. To authorize the Town Engineer & Town Planner to work with the applicant towards acceptable tree density, related to providing adequate light buffer between the site & residential buffer, year round.
13. The 100-foot buffer shall remain undisturbed.

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

VII. ELECTION OF OFFICERS

Mr. Ulery moved to nominate Mr. Malley as Chairman. Motion seconded by Mr. Van der Veen.

Mr. Crowley moved to nominate Mr. Oates as Chairman. Motion seconded by Ms. Paquin.

Roll call vote: 4/3/0 Mr. Malley voted as Chairman.

Mr. Ulery votes for Mr. Malley

Mr. Crowley votes for Mr. Oates

Mr. Van der Veen votes for Mr. Malley

Mr. Guessferd votes for Mr. Malley

Mr. Oates votes for himself, Mr. Oates

Mr. Malley votes for himself, Mr. Malley

Ms. Paquin votes for Mr. Oates

Mr. Ulery moved to nominate himself for Vice-Chairman. Motion seconded by Mr. Van der Veen.

Mr. Oates nominates himself for Vice-Chairman. Motion seconded by Mr. Crowley.

Roll call vote: 4/3/0 Mr. Ulery voted as Vice-Chairman.

Mr. Ulery votes for himself, Mr. Ulery

Mr. Crowley votes for Mr. Oates

Mr. Van der Veen votes for Mr. Ulery

Mr. Guessferd votes for Mr. Ulery

Mr. Oates votes for himself, Mr. Oates

Mr. Malley votes for Mr. Ulery

Ms. Paquin votes for Mr. Oates

Mr. Ulery moved to nominate Mr. Van der Veen as Secretary. Motion seconded by Mr. Crowley.

There being no other nominations, Mr. Van der Veen is elected to Secretary. Motion carried 7/0/0.

VIII. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Crowley. All in favor motion - carried 7/0/0.

Meeting adjourned at 9:16 P.M.

Ed Van der Veen, Secretary

Mr. Ulery accepted the minutes on 04/09/25.

Motion seconded by Ms. Paquin. 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).