



# 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 MINOR SITE REVIEW COMMITTEE MEETING MARCH 31, 2025

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Jay Minkarah

Timothy Malley

Robert Guessferd

SSRC Chair: X

Planning Board Rep.: X

Select. Rep.: X

- I. CALL TO ORDER AT 5:10 P.M.
- II. ROLL CALL
- III. NEW BUSINESS

- A. Vintage Makers, LLC dba Smokin' Betty's Cigars  
MSP# 02-25

13 Park Ave (11 & 15 Park Ave)  
Map 161/Lot 033

Purpose: to amend the previously approved Minor Site Plan to also include 11 & 15 Park Ave, also known as Map 161/Lot 033. This approval is to sell premium cigars, wine, beer, and grocery items required for state licensing. The current approved use and site plan is (E-6) *Manufacturing* per §334-21 Table of Permitted Principal Uses. The sale of wine and cigars would be an additional use (D-8) *Retail sale of beer and wine*, and (D-7) *Retail food or drug store*. Application acceptance & hearing.

Mr. Guessferd moved to accept the amended Minor Site Plan Application / Vintage Makers, LLC dba Smokin' Betty's Cigars, MSP# 02-25, Map 161 / Lot 033, 13 Park Avenue, Units 11 & 15, Hudson, New Hampshire, 03051.

Motion seconded by Mr. Minkarah. All in favor – motion carried 3/0/0.

Mr. Guessferd moved to approve the amended Minor Site Plan Application MSP# 02-25, for Vintage Makers, LLC dba Smokin' Betty's Cigars, Map 161 / Lot 033, 13 Park Avenue, Units 11 & 15, Hudson, New Hampshire 03051, subject to the following stipulations:

1. The Notice of Approval shall be recorded at the HCRD.
2. No building expansions or alterations of the exterior site layout, parking spaces, vehicular circulations or greenspace, shall be permitted with the exception of exterior signage and standard maintenance and upkeep.
3. Retail associated with this approval shall be confined to the sales of Cigars, Wine, Beer, and grocery items required for state licensing.
4. Building permits are required for any renovations associated with this project, and a Certificate of Occupancy shall be obtained prior to operating.  
Motion seconded by Mr. Minkarah. All in favor – motion carried 3/0/0.

B. Stateline Park Minor Site Plan  
MSP# 03-25

94 River Road  
Map 251/Lot 023

Purpose: to amend the existing site plan by extending the pavement along north side of the property, adding a dumpster enclosure, and six (6) parking spaces. Application acceptance & hearing.

Mr. Guessferd moved to deny the Minor Site Plan Application for Stateline Park, MSP# 03-25, Map 251 / Lot 023, 94 River Road, Hudson, New Hampshire, 03051, without prejudice.

Motion seconded by Mr. Minkarah. All in favor – motion carried 3/0/0.

IV. ADJOURNMENT

Mr. Guessferd moved to adjourn. Motion seconded by Mr. Minkarah. Motion carried 3/0/0. Meeting adjourned at 5:16 p.m.

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Timothy Malley  
Planning Board Rep.