

Mr. Brackett and Mr. Collins discussed some of the abutting communities that should be included in the notification.

Mr. Groth read into the record a prepared statement by Ms. McGrath: From my point of view, I absolutely believe that this application should be deemed to have significant regional impacts. As considerate neighbors, I do believe that Hudson has a moral and ethical obligation to recognize that this project may have significant regional impacts for the following communities: Litchfield, Londonderry, Nashua, Pelham, Windham, Tyngsborough, MA and Dracut, MA.

Mr. Groth also read a prepared statement from Mr. Veloso: I would agree that, based on the points raised in the staff report, the project constitutes an application representing a DRI.

The Planning Board finds the Hudson Logistics Center proposal to be a Development of Regional Impact.

As such, Mr. Collins moved that in accordance with state law, any developments which are likely to have impacts beyond the boundaries of the town of Hudson, New Hampshire shall be processed by the Planning Board according to the procedures established in RSA 36:54-58, Review of Developments of Regional Impact. Elements that factor into this determination include:

1. Proximity to the borders of a neighboring community.
2. Transportation networks.
3. Anticipated emissions such as light, noise, smoke, odors or particles.
4. Proximity to aquifers or surface waters which transcend municipal boundaries.
5. Shared facilities such as schools and solid waste disposal facilities.

Mr. Van der Veen seconded the motion. Motion carried 5/0/0. Vote taken by Roll Call.

VI. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Brackett. All in favor – motion carried. Vote taken by Roll Call.

Meeting adjourned at 4:27 p.m.

William Collins, Secretary

These minutes are in draft form and have not yet been approved by the Planning Board.



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, 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: July 8, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charlie Brackett Member <u> X </u>
Dillon Dumont Member <u> X </u>	Jordan Ulery Member <u> X </u>	Elliott Veloso Alternate <u> X </u>	William Cole Alternate <u> X </u>
George Hall Alternate <u> X </u>	Roger Coutu Select. Rep <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>



- I. CALL TO ORDER BY CHAIRPERSON AT 7:09 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. MINUTES OF PREVIOUS MEETING(S)

- 24 June 20 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 24 June 20 Meeting Minutes (as written/amended).

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

V. CONCEPTUAL REVIEW ONLY

- | | |
|---|--|
| A. B & H Oil Fuel Storage Tank Farm
CSP# 02-20 | 19 Constitution Drive
Map 170/Lot 042 |
|---|--|

Purpose of plan: to show a mixed use consisting of a 4-bay garage (3,200 sf) for service/repairs of cars and trucks and associated office, as well as a 2,925 sf area for above ground oil fuel storage tanks for distribution/sale to customers off-site. Application Acceptance & Hearing.

No motions made – conceptual site plan review only.

VI. NEW BUSINESS

A. Melendy Road 2-Lot Subdivision
SB# 12-20

140 Melendy Road
Map 198/Lot 173

Purpose of plan: to subdivide Map 198/Lot 173 into two residential lots. Application Acceptance & Hearing.

Mr. Van der Veen moved to accept the subdivision application for 140 Melendy Road, Hudson, NH, Map 198/Lot 173.

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

WAIVER APPROVED:

Mr. Ulery moved to grant a waiver from §289-20.C – Drainage Report, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the testimony provided in the application.

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

Mr. Dumont moved to approve the subdivision application titled Subdivision Plan, 140 Melendy Road; prepared by Jeffrey Land Surveys, LLC, 1 Burgess Drive, Litchfield, NH 03052; prepared for: Denise and Leroy Thompson 140 Melendy Road, Hudson, NH; consisting of 1 sheet, and notes 1-10 on Sheet 1; dated February, 2019; 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. A cost allocation procedure (CAP) amount of \$5,850.00 for each single-family dwelling unit, or \$5,335.00 for each dwelling unit shall within a duplex, be paid prior to the issuance of a Certificate of Occupancy for the proposed building.
3. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
4. A permanent maintenance agreement which shall remain in perpetuity and entered into by both parties prior to the issuance of a Certificate of Occupancy.
5. Final approval is subject to review by Engineering and Fire Department.
6. Notes #3 and #4 shall be corrected to reflect the correct Map/Lot numbers and lot areas.

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

VII. OTHER BUSINESS

A. Development Agreement Amendment – Lowell Road Veterinary Clinic

Mr. Ulery moved to approve the amendment to the Lowell Road Veterinary Clinic Development Agreement adding paragraph XIX to read the following;

“This Agreement and corresponding Site Plan approval supersedes and replaces in its entirety all other Planning Board agreements and site plan approvals relative to the development of the subject Property, including the site plan entitled “Master Plan, Nour Site, Map 234, Lot 41, 228 Lowell Road, Hudson, New Hampshire, Hillsborough County, last dated November 26, 2007, prepared by Keach-Nordstrom Associates, Inc., recorded at the Hillsborough County Registry of Deeds as Plan No. 35864, and the Site Plan Development Agreement dated December 12, 2007, recorded at the Hillsborough County Registry of Deeds at Book 7940, Page 0824.”

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

VIII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

Meeting adjourned at 8:01 p.m.

William Collins
Secretary, Planning Board

These minutes are in draft form and have not yet been approved by the Planning Board.



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, 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: JULY 22, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Ed Van der Veen Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input checked="" type="checkbox"/>	Charlie Brackett Member <input checked="" type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Jordan Ulery Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input type="checkbox"/>	William Cole Alternate <input checked="" type="checkbox"/>
George Hall Alternate <input checked="" type="checkbox"/>	Roger Coutu Select. Rep <input checked="" type="checkbox"/>	Marilyn McGrath Alt. Select. Rep. <input checked="" type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>



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

None.

V. OLD BUSINESS

A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 5, 34 & 35, Map 239/Lot 1
CU# 02-20	

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Mr. Dumont made a motion to defer the Fiscal Impact, date specific, August 12, 2020.

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

VI. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Coutu. All in favor – motion carried 7/0/0.

Meeting adjourned at 9:03 p.m.

William Collins
Secretary, Planning Board

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TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, 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 12, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charlie Brackett Member <u> X </u>
Dillon Dumont Member <u> X </u>	Jordan Ulery Member <u> X </u>	Elliott Veloso Alternate <u> X </u>	William Cole Alternate <u> X </u>
George Hall Alternate <u> X </u>	Roger Coutu Select. Rep <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>

- I. CALL TO ORDER BY CHAIRPERSON AT 7:03 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

None.

V. OLD BUSINESS

A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 5, 34 & 35, Map 239/Lot 1
CU# 02-20	

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

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

Public hearing opened @ 10:15 p.m.:

Physical Attendance:

- Amy Manzelli, Esq. – BCM Environmental & Land Law, PLLC
- Jim Dobens – 4 Eagle Drive, Hudson, NH
- Lindsay Benson – 13 Par Lane, Hudson, NH
- Ed Thompson – 22 Burns Hill Road, Hudson, NH
- Tim Monk – 13 Fairway Drive, Hudson, NH 03051
- Dean Sakati – 11 Fairway Drive, Hudson, NH 03051
- Jim Crowley – 4 Fairway Drive
- Joe Dipilato – 12 Eagle Drive, Hudson, NH 03051
- Leonard Leone – 19 Fairway Drive, Hudson, NH 03051

Call In:

- Bill McDowell – 11 Heritage Circle Hudson, NH

Mr. Collins made a motion to continue the Real Estate portion of the public input, and to continue the Fiscal Impact discussion, date specific, August 26, 2020.

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

VI. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 11:06 p.m. (Curfew).

William Collins
Secretary, Planning Board

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TOWN OF HUDSON

Planning Board



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12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: AUGUST 19, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charlie Brackett Member <u> X </u>
Dillon Dumont Member <u> X </u>	Jordan Ulery Member <u> X </u>	Elliott Veloso Alternate <u> E </u>	William Cole Alternate <u> X </u>
George Hall Alternate <u> X </u>	Roger Coutu Select. Rep <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>

- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. MINUTES OF PREVIOUS MEETING(S)

- 8 July 20 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 8 July 20 Meeting Minutes (as written/amended).

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

- 22 July 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 22 July 20 Meeting Minutes (as written/amended).

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

V. CORRESPONDENCE

- A. Request to reduce the bond for Phase 1 of Eagles Nest by Elvis Dhima, Town Engineer.

Mr. Coutu moved to approve a bond reduction \$676,104.99, leaving a balance of \$271,066.73 as presented in the memorandum from the Town Engineer, Elvis Dhima, to the Town Planner, Brian Groth, for Phase 1 of the project known as Eagles Nest Estates.

These bonds are relative to the construction of Franklin Street, Warren Street, and a portion of Standish Lane.

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

B. Request to establish a bond for Phase 2 of Eagles Nest by Elvis Dhima, Town Engineer.

Mr. Ulery moved to approve a bond amount of \$3,049,035.24 relative to the construction of the remainder of Standish Lane and the extension of Hawkview Drive as presented in the memorandum from the Town Engineer, Elvis Dhima, to the Town Planner, Brian Groth, for Phase 2 of the project known as Eagles Nest Estates.

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

VI. NEW BUSINESS

- A. Central Street & Lowell Road Lot Line Relocation 73 Central Street
Map 182/Lot 218
SB# 07-20

Purpose of Plan: to adjust the lot line on the corner of Central Street & Lowell Road. Application Acceptance & Hearing.

Mr. Ulery moved to defer the Lot Line Relocation at 73 Central Street, Map 182/Lot 218, date specific, September 16, 2020.

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

- B. Webster Street Site Plan 185 Webster Street
Map 147/Lot 016
SP# 02-20

Purpose of plan: to propose food preparation and sales within a convenience store and associated parking. Application Acceptance & Hearing.

Mr. Coutu moved to deny acceptance of the Site Plan Application without prejudice, for 185 Webster Street, Map 147/Lot 016, on the grounds that it did not meet §275-6.N (Conformance with all existing codes) and §275-6.P (compliance with the Zoning Ordinance).

Motion seconded by Mr. Ulery. All in favor – motion carried 6/0/1 (Ulery abstained).

VII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Coutu. All in favor – motion carried 7/0/0.

Meeting adjourned at 7:22p.m.

William Collins
Secretary

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TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, 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 26, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charlie Brackett Member <u> X </u>
Dillon Dumont Member <u> E </u>	Jordan Ulery Member <u> X </u>	Elliott Veloso Alternate <u> E </u>	William Cole Alternate <u> X </u>
George Hall Alternate <u> X </u>	Roger Coutu Select. Rep <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> S </u>	Brian Groth Town Rep. <u> X </u>



- I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mr. Cole seated for Mr. Dumont.

V. OLD BUSINESS

A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 5, 34 & 35, Map 239/Lot 1
CU# 02-20	

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Mr. Cole made a motion to defer the Hudson Logistics Center proposal for 4 months.

No second motion – motion failed.

Mr. Coutu made a motion to defer the Hudson Logistics Center proposal, to date specific, September 9, 2020.

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

VI. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Ulery. All in favor – motion carried.

Meeting adjourned at 7:40 p.m.

William Collins
Secretary, Planning Board

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TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Roger Coutu, 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 9, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Ed Van der Veen Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input checked="" type="checkbox"/>	Charlie Brackett Member <input checked="" type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Jordan Ulery Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input checked="" type="checkbox"/>	William Cole Alternate <input checked="" type="checkbox"/>
George Hall Alternate <input checked="" type="checkbox"/>	Roger Coutu Select. Rep <input checked="" type="checkbox"/>	Normand Martin Alt. Select. Rep. <input checked="" type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>



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

None.

V. OLD BUSINESS

A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20
SP# 04-20
CU# 02-20

Lowell & Steele Road
Map 234/Lots 5, 34 & 35, Map 239/Lot 1

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Chairman Malley opened the meeting to public comment, in continuation of the public comment portion of the previous meeting, at 7:03pm.

- 1. Bill Kallgren, 11 Winslow Farm Road. Comments relative to deficiencies in real estate valuation.

2. Paige Schaller, 213 Fox Hollow Drive. Comments concerning potential financial impacts of Building C. Uniqueness of project creates uncertainty of impacts. Issues with property value analysis. Concerned that 20 Fairway sold at asking price.
3. Merrill Herriman, 5 Birdie Lane. Comments on concern if site is operated by someone other than Amazon, employee conditions, automation concerns.
4. Kristin Sullivan, 15 Lorraine Street. Comments related to traffic, environmental concerns, issue with Green Meadow comparables used in value analysis.
5. Kathy Leary, 8 Par Lane. Comments on property analysis and traffic.
6. Lynn Ashworth, 25 Fairway Drive. Comments on concern with a logistics center being built in a small rural town. Ms. Ashworth chose Hudson because of its convenient location which this project would change. Noted issues with the comparables used in analysis.
7. Jonathan Fontaine, 8 Eagle Drive. Comments on property value concerns.

Chairman Malley closed public comment portion at 7:25pm.

Attorney Jay Leonard, in representation of the property owner, read a letter requesting that alternate members William Cole and George Hall recuse themselves from this application, citing concerns of their ability to be impartial due to their proximity to the project area.

The Planning Board deliberated. Mr. Veloso questioned the timing of Attorney Leonard's request. Attorney Leonard indicated that the concern was raised as soon as they became aware of the issue. Mr. Ulery stated his desire for the Town Attorney's review and counsel. Mr. Veloso concurred adding detail to the request of the Town Attorney, authority of request to remove members, procedure, Board's action must be beyond reproach.

Mr. Groth said the Board could make the decision to move to continue the meeting now, or allow Judi Barrett to give her presentation on Fiscal Impact. Seeing no motion on the floor, Chairman Malley returned the floor to the applicant.

Ms. Barrett presented her analysis, finding the project to be an overall tax positive to the Town. The Town's peer review consultant, Russ Thibeault, found her findings acceptable, noting that the study could have been done a number of ways, but all ways would find this project to be a tax positive. He found the conclusions of Barrett's analysis are well supported. He also announced that he would not be able to undertake the proposal he submitted to the Board for a comprehensive impact analysis, and added that such a study could only be a projection of probability.

Mr. Coutu made a motion to continue further proceedings on the case of Hillwood Development pending a full review by town council of the request by Friel representative Attorney Thomas J. Leonard.

No second motion was made.

Mr. Dumont made a motion to defer the Hudson Logistics Center proposal, to date specific, October 21, 2020.

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

VI. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 9:38 p.m.

William Collins
Secretary, Planning Board

These minutes are in draft form and have not yet been approved by the Planning Board.

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TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, 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 16, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Ed Van der Veen Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input checked="" type="checkbox"/>	Charlie Brackett Member <input checked="" type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Jordan Ulery Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input type="checkbox"/>	William Cole Alternate <input checked="" type="checkbox"/>
George Hall Alternate <input checked="" type="checkbox"/>	Roger Coutu Select. Rep <input checked="" type="checkbox"/>	Normand Martin Alt. Select. Rep. <input checked="" type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>



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

Mr. Martin seated for Ms. McGrath.

V. MINUTES OF PREVIOUS MEETING(S)

- 6 May 20 Meeting Minutes – Decisions
Mr. Coutu moved to accept the 6 May 20 Meeting Minutes (as written/amended).
Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.
- 13 June 20 Meeting Minutes – Decisions
Mr. Coutu moved to accept the 13 June 20 Meeting Minutes (as written/amended).
Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.
- 12 August 20 Meeting Minutes – Decisions
Mr. Coutu moved to accept the 12 August 20 Meeting Minutes (as written/amended).
Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Marilyn McGrath, 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 23, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> X </u>	Jordan Ulery Member <u> E </u>
Dillon Dumont Member <u> X </u>	William Collins Member <u> E </u>	Victor Oates Alternate <u> E </u>	Leo Fauvel Alternate <u> X </u>
David Morin Select. Rep. <u> X </u>	Marilyn McGrath Alt. Select Rep. <u> E </u>	Brian Groth 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

Mr. Fauvel seated for Mr. Collins.
Mr. Oates seated for Mr. Ulery.

V. MINUTES OF PREVIOUS MEETING(S)

- 9 December 20 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 9 December 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 6/0/1 (Morin abstained).

- 16 December 20 Meeting Minutes – Decisions

Mr. Van der Veen moved to accept the 16 December 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont. Motion carried 5/0/2 (Morin & Veloso abstained).

- 30 December 20 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 30 December 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Veloso. Motion carried 6/0/1 (Morin abstained).

- 17 March 21 Meeting Minutes – Decisions

Mr. Veloso moved to accept the 17 March 21 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 6/0/1 (Morin abstained).

- 21 April 21 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 21 April 21 Meeting Minutes (as written/amended).

Motion seconded by Mr. Veloso. Motion carried 6/0/1 (Morin abstained).

VI. NEW BUSINESS

- A. KT Cycles Conditional Use Permit
CUP# 06-21

297 Central Street
Map 160/Lot 105

Purpose of Plan: to show a construction sketch pertaining to the location of the water service for a previously approved motorcycle repair shop. Application acceptance & hearing.

Mr. Dumont moved to accept the conditional use permit application for KT Cycles Waterline on Central Street, within the public right-of-way adjacent to 297 Central Street; Map 160/Lot 105-000.

Motion seconded by Mr. Oates. All in favor – motion carried.

Mr. Dumont moved to approve the conditional use permit for KT Cycle Waterline, consisting of plans entitled: CSK1 – Waterline / CSK1 – Waterline Profile, KT Cycles, Map 160/Lot 105, 297 Central Street, Hudson, New Hampshire, Hillsborough County; prepared for: Tate Property, LLC, 5 Christine Park Drive, Hudson, NH 03051; consisting of 2 sheets with construction notes 1-9 on Sheet 1; dated May 12, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. Prior to the Planning Board endorsement of the plans, it shall be subject to final administrative review by Town Planner and Town Engineer.

