



# 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: NOVEMBER 17, 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>  E  </u>	Elliott Veloso Secretary <u>  E  </u>	Jordan Ulery Member <u>  X  </u>
Dillon Dumont Member <u>  X  </u>	William Collins Member <u>  X  </u>	Victor Oates Alternate <u>  X  </u>	Leo Fauvel Alternate <u>  X  </u>
Michael Lawlor Alternate <u>  X  </u>	Marilyn McGrath Alt. Select Rep. <u>  E  </u>	David Morin Select. Rep. <u>  X  </u>	Brian Groth 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. Lawlor for Mr. Van der Veen.  
Mr. Oates for Mr. Veloso.

#### V. MINUTES OF PREVIOUS MEETING(S)

- 22 September 2021 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 22 September 2021 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont. Motion carried 7/0/0.

- 20 October 2021 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 20 October 2021 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont 6/0/1 (Collins abstained).



Mr. Ulery moved approve the Hudson Veterinary Clinic site plan application for the change-of-use from a bank to veterinary clinic at 257 Lowell; Tax Map 228/Lot 002-000; 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.
2. The onsite drainage system shall be maintained in compliance with NHDES requirements for such systems. Usual erosion protection measures shall be taken to protect the basins from sediments.
3. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
4. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

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

#### VIII. OLD BUSINESS

- A. Bobcat of New Hampshire Conditional Use Permit      2 Rebel Rd & 345 Derry Rd  
CUP# 10-21      Map 101/Lots 018 & 019

Purpose of Plan: to allow a stormwater management system within the Wetland Conservation Overlay District. Application acceptance & hearing.

Mr. Ulery moved to defer the public hearing for the site plan and conditional use permit for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018, & Map 101/lot 19, to date certain, December 8, 2021.

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

- B. Bobcat of New Hampshire Site Plan      2 Rebel Rd & 345 Derry Rd  
SP# 11-21      Map 173/Lot 29

Purpose of Plan: to propose a new parking lot/access drive for both lots, as well as adding outdoor display and storage areas. The construction of two building additions with associated site improvements and outdoor display areas. Application acceptance & hearing.

Mr. Dumont moved to defer the public hearing for the site plan and conditional use permit for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018, & Map 101/lot 19, to date certain, December 8, 2021.

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

IX. OTHER BUSINESS

A. Zoning Amendment Topics

Mr. Groth described a list of zoning topics for consideration of amendment. The topics were items that had come up throughout the past year during application reviews. Other topics were those forwarded from the ZBA. The Board instructed Mr. Groth to prepare amendments for their consideration on: age-restricted housing repeal, setbacks for accessory structures in the TR zone, building heights adjacent to residential zones, definition of buildable area, allowing residential in mixed use building the in the B zone without special exception, modifying the permitted use table to identify self-storage as a different use type than distribution facilities, and allowing outdoor activity for daycare home occupations.

X. ADJOURNMENT

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

Meeting adjourned at 8:28 p.m.

\_\_\_\_\_  
William Collins  
Member

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

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