



# 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: FEBRUARY 14, 2024

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>	Michael Lawlor Alternate <u>X</u>	George Hall Alternate <u>X</u>	Tim Lyko Alternate <u>X</u>
Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</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. Hall seated for open seat.
- V. MINUTES OF PREVIOUS MEETING(S)
  - 24 January 2024 Meeting Minutes January 24, 2024 minutes.  
Mr. Ulery moved to approve the January 24, 2024 meeting minutes.  
Motion seconded by Mr. Van der Veen. All in favor - Motion carried 7/0/0.

#### VI. NEW BUSINESS

- A. 48 Friars Drive Site Plan Amendment 48 Friars Drive  
SP# 01-24 Map 209/Lot 001  
Purpose: to amend stipulation No. 5 from the Site Plan Development Agreement dated July 8, 2021, that the off-site improvements (slip lane on Lowell Road) can be alternatively bonded with specific condition prior to the issuance of a Certificate of Occupancy. Also request for bonding of final on-site improvements including final paving and landscaping that are weather dependent prior to the issuance of a Certificate of Occupancy. Application acceptance & hearing.

Mr. Crowley moved to accept the site plan application 48 Friars Drive SP# 01-24, Map 209/Lot 001, 48 Friars Drive, Hudson, NH.

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

Public input opened @ 7:22 P.M.  
Public input closed @ 7:22 P.M. – No public input.

**MOTION TO APPROVE:**

Mr. Crowley moved to approve the site plan for the 48 Friars Drive Site Plan Amendment SP# 01-24, Map 209 Lot 001, 48 Friars Drive, Hudson, NH; prepared by: The Dubai Group, Inc., 136 Harvey Road, Bldg. B101, Londonderry, NH 03053; prepared for: GFI Partners, 133 Pearl Street #300, Boston, MA 02110; consisting of 1 sheet and general notes 1-7 on Sheet 1; dated November 20, 2023; and:

That the Planning Board finds that 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 the approval granted on March 23, 2022 shall remain in effect except for the amendment approved for Stipulation No. 5 of the Site Plan Development Agreement dated July 8, 2022 and said amended Stipulation No. 5 shall be incorporated into the 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 Town Planner and Town Engineer.
3. The Planning Board approval shall not supersede Engineering Department and/or Hudson Fire / Inspectional Services determination of sign off on a certificate of occupancy, based on items related to access, safety, utilities, pedestrian and traffic movements within the site.
4. The Applicant will direct tenant to send out a companywide communication to direct "Tenant" traffic to Executive Drive to enter site for the period prior to the May 1, 2024 completion date.
5. Allow bonding for all remaining items identified by the Town Engineer, as described in the proposed bond.

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

- B. Bond Establishment – 48 Friars Drive On-Site & Off-Site Lowell Rd. Slip Lane Improvements, by Elvis Dhima, Town Engineer.

Mr. Ulery moved to approve a bond amount of \$1,138,122.00 relative to the On-Site and Lowell Road Slip Lane Construction at 48 Friars Drive, Map 209/Lot 001-000 as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated January 25, 2024, together with the Road Guarantee Estimate Form.

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

- C. Bond Reduction – 48 Friars Drive Onsite Utilities, by Elvis Dhima, Town Engineer.

Mr. Ulery moved to approve a bond reduction of \$1,444,768.00 leaving a balance of \$214,500.00 for the 48 Friars Drive Water & Sewer Infrastructure, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

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

D. 41 School Street 2-Lot Subdivision Plan  
SB# 10-23

41 School Street  
Map 182/Lot 108

Purpose: to subdivide Map 182 / Lot 108, into two residential lots. Application acceptance & hearing.

Mr. Ulery moved to accept the subdivision application for the Subdivision Plan 41 School Street 2-Lot Subdivision Plan, SB# 10-23, Map 182/Lot 108, 41 School Street, Hudson, NH.

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

Public input opened @ 8:18 P.M.

Public input closed @ 8:18 P.M. – no public input.

**MOTION TO APPROVE:**

Mr. Crowley moved to approve the subdivision plan entitled: 41 School Street 2-Lot Subdivision Plan SB# 10-23, Map 182/Lot 108, 41 School Street, Hudson, NH; prepared by Jeffrey Land Survey LLC, 46 Batten Road, Bristol, NH 03222, prepared for Craig Parks, 41 School Street, Hudson NH, consisting of two (2) sheets, Notes 1-12 on sheet 1, dated 23 OCT 09, last revised November 27, 2023, in accordance with the following terms and conditions:

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:

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. A cost allocation procedure (CAP) amount of \$6,136.00 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lots. The total shall be subject to change pending the 2024 CAP fee inflation schedule.
3. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
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. 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.
6. That a sewer easement be granted for the benefit of Map 1825/Lot 170 to the extent that any portion of the sewer is outside the Town Right of Way.
7. House is to be serviced by Town Municipal Water & Sewer.

Motion seconded by Mr. Hall. Motion carried – 6/1/0 (Oates opposed).

VII. OTHER BUSINESS

A. Chairman to discuss the possible motion to reconsider the following;

- 1) SB# 09-23 - Stipulation No. 7 of the Atwood Avenue 3-Lot Subdivision Plan, approved January 24, 2024.

Mr. Ulery moves the reconsideration of the Board's action regarding the sidewalk stipulation No. 7, Site Plan SP# 09-23.

Motion seconded by Mr. Hall. Motion carried 6/0/1 (Oates opposed).

- 2) SP# 16-22 – Stipulation No. 12 of the Monument Construction Site Plan; approved January 24, 2024.

Mr. Ulery moves the reconsideration of the Board's action regarding the sidewalk stipulation No. 12, Site Plan SP# 16-22.

Motion seconded by Mr. Hall. Motion carried 6/0/1 (Oates opposed).

Mr. Ulery moved to hold a public hearing, date specific, March 13, 2023, to review stipulation No. 7 on Site Plan SP# 09-23, and stipulation No. 12 on Site Plan SP# 16-22.

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

VIII. ADJOURNMENT

Mr. Crowley moved to adjourn. Motion seconded by Mr. Ulery. Motion carried 7/0/0.  
Meeting adjourned at 9:08 P.M.

*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 a video of the meeting is available on HCTV  
(Hudson Community Television) [www.hudsonctv.com](http://www.hudsonctv.com).*