



# 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 27, 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>E</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>	

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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.
  - V. MINUTES OF PREVIOUS MEETING(S)
    - 13 March 2024 Meeting Minutes.  
Mr. Ulery moved to approve the March 13, 2024 meeting minutes.  
Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.

#### VI. NEW BUSINESS

- A. Campbello Street Extension Conditional Use Permit 36 Campbello Street  
CUP# 03-23 Map 165/Lot 049  
Purpose: to allow construction of a stormwater infiltration basin within approximately fifteen (15) feet of a wetland where fifty (50) feet is required by the Hudson Zoning Ordinance, Section 334-36. A permanent wetland buffer impact of approximately 4,500 square-feet is proposed where the majority of which will affect the wetland buffer along the easterly side of proposed Lot 6.

Mr. Ulery moved to defer the public hearing for Conditional Use Permit Application for Campbello Street Extension Subdivision Plan at 36 Campbello Street, Hudson, NH, Map 165 / Lot 049, per to the applicant’s request, to date certain, April 24, 2024.

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

- B. Campbello Street Extension Subdivision Plan 36 Campbello Street  
SB# 07-23 Map 165/Lot 049

Purpose: to depict the subdivision of Map 165, Lot 049 into eleven (11) single-family residential lots, extending the existing Campbello Street roadway which terminates into a Cul-de-Sac, and constructing three (3) stormwater infiltration features.

The applicant withdrew the application – no motion needed.

- C. Barrett Hill LLC Open Space Development Plan 75 Barretts Hill Road  
SB# 08-23 Map 151/Lot 059  
Purpose: to depict a thirteen (13) lot open space subdivision on Map 151, Lot 059, and all associated improvements. Application acceptance & hearing.

Mr. Ulery moved to accept the subdivision application for the Barrett Hill Subdivision SB# 08-23, Map 151 / Lot 059.

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

Pete Madsen of Keach-Nordstrom Associates, Inc. presents the project with the applicant's Attorney, John Ratigan of Donahue, Tucker & Ciandella, PLLC.

Public input opened @ 7:22 P.M.

- William Shea at 65 Barretts Hill Road.
- John Burke at 2 Hilltop Drive.
- Dave Silva at 70 Barretts Hill Road.
- Kathleen Shea at 65 Barretts Hill Road.
- John Burke at 2 Hilltop Drive.

Public input closed @ 7:37 P.M.

Mr. Crowley made a motion that prior to Planning Board endorsement of the Plan, the applicant shall incorporate necessary NHDES protective well radius easements on the subdivision plan to be recorded at the HCRD.

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

Mr. Crowley made a motion to request a traffic study for the Barretts Hill Subdivision, Map 151 / Lot 059, 75 Barretts Hill Road, to be completed.

Motion seconded by Mr. Oates. Motion carries 4/3/0 (Lyko, Ulery & Malley opposed).

Mr. Oates made a motion for a Site Walk at the Barretts Hill Subdivision, Map 151 / Lot 059, 75 Barretts Hill Road, date specific, Saturday, April 6, 2024 @ 9:00 A.M.

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

Mr. Ulery moved to continue further consideration of this subdivision application to the specific date of May 22, 2024 Planning Board meeting.

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

VII. ADJOURNMENT

Mr. Oates moved to adjourn. Motion seconded by Mr. Crowley. Motion carried 7/0/0.  
Meeting adjourned at 8:35 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).*

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