



# 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: APRIL 10, 2024

|                                       |  |                                    |                                 |
|---------------------------------------|--|------------------------------------|---------------------------------|
| In attendance = X                     | Alternate Seated = S                     | Partial Attendance = P             | Excused Absence = E             |
| Tim Malley<br>Chair <u>X</u>          | Jordan Ulery<br>Vice-Chair <u>X</u>      | Ed Van der Veen<br>Member <u>X</u> | Victor Oates<br>Member <u>X</u> |
| James Crowley<br>Member <u>X</u>      | Michael Lawlor<br>Alternate <u>E</u>     | George Hall<br>Alternate <u>X</u>  | Tim Lyko<br>Alternate <u>X</u>  |
| Bob Guessferd<br>Select. Rep <u>X</u> | Dave Morin<br>Alt. Select. Rep. <u>E</u> | Jay Minkarah<br>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  
None.
- V. MINUTES OF PREVIOUS MEETING(S)
  - 27 March 2024 Meeting Minutes.  
Mr. Ulery moved to approve the March 27, 2024 meeting minutes.  
Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.
- VI. NEW BUSINESS
  - A. 3 Nathaniel Drive Garage Addition - CUP Extension Request 3 Nathaniel Drive  
Map 242/Lot 028  
CUP# 03-22  
Purpose: to request a two-year extension for the approved conditional use permit for a proposed addition and driveway in relation to wetland buffer approved on April 13, 2022. Application acceptance & hearing.  
  
Mr. Ulery moved to grant a two-year (i.e., from April 13, 2024 to April 13, 2026) for the conditional use permit for 3 Nathaniel Drive Garage Addition (CUP# 03-22), Hudson, NH, for the approved addition and driveway within the wetland buffer.  
Motion seconded by Mr. Oates. All in favor – motion carried 7/0/0.
  - B. 5 Cin-Fre Drive Driveway Waiver Request 5 Cin-Fre Drive  
Map 217/Lot 011  
WR# 01-24  
Purpose: to request a waiver for the existing gravel pathway to remain around the existing barn, which is located within the side-yard setback. Application acceptance & hearing.

Mr. Oates moved to deny the request for a waiver from §193-10.H, Design Criteria, regarding the extension of the existing area, as it is inaccurately identified as a driveway in the Waiver Request Form associated with the Driveway Permit Application for WR# 01-24, 5 Cin-Fre Drive, Hudson, NH, Finding that it is crucial to clarify that the area in question does not qualify as a driveway under the regulations of the Town of Hudson, NH and therefore, the proposed extension through the side setback, as depicted, does not fall within the scope of these regulations.  
Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

- C. 321 Derry Road Site Plan 321 Derry Road  
SP# 03-24 Map 105/Lot 007  
Purpose: to depict the change of use from a church to a gym, and all associated site improvements.  
Application acceptance & hearing.

Mr. Ulery moved to accept the site plan application, 321 Derry Road Change of Use SP# 03-24, Map 105/Lot 007.  
Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.

Public input opened & closed @ 7:32 P.M. – No public input.

Me. Oates moved to continue the site plan application for Non-Residential Site Plan SP# 03-24, Map 105 Lot 007, 321 Derry Road, Hudson, NH, to date certain, May 8, 2024.  
Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.

- D. 326 Derry Road Site Plan 326 Derry Road  
SP# 02-24 Map 105/Lot 004  
Purpose: to seek approval for several allowed or permissible uses on the property. Application acceptance & hearing.

Mr. Crowley moved to not accept the site plan application Non-Residential Site Plan SP# 02-24, Map 105 Lot 004, 326 Derry Road, Hudson, NH, on grounds that the application includes elements that do not comply with requirements of the Zoning Ordinance and the applicant has failed to provide sufficient information for the board to make an informed decision.  
Motion seconded by Mr. Ulery. All in favor – motion carried – 7/0/0.

## VII. OTHER BUSINESS

- A. Discussion on Public Input – Article 28 March Town Ballot

Mr. Ulery requested that staff create public input policy language for a public input workshop related to the public input warrant article.  
Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.

## VIII. ADJOURNMENT

Mr. Oates moved to adjourn. Motion seconded by Mr. Crowley. Motion carried 7/0/0.  
Meeting adjourned at 8:51 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).*