



# 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: MAY 15, 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>E</u>	Michael Lawlor Alternate <u>X</u>	George Hall Alternate <u>E</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  
Me. Hall seated for Mr. Crowley.
- V. MINUTES OF PREVIOUS MEETING(S)
  - 24 April 2024 Meeting Minutes.  
Mr. Ulery moved to approve the April 24, 2024 meeting minutes as amended.  
Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.
- VI. CORRESPONDENCE
  - A. Target Corporation SP# 12-22 – Establish Bond for Off-site Improvements on Wason Road  
  
Mr. Ulery moved to establish a surety in the amount of \$1,153,452.00 for the Target Development SP# 12-22, Map 239/Lot 001-000, relative to the Off-site road improvements on Wason Road, in its entirety, and in accordance with the written recommendation of the Town Engineer, Elvis Dhima’s Interoffice Memo on file, dated May 3, 2024, together with the Road Guarantee Estimate Form. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.  
  
Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.
- VII. OLD BUSINESS
  - A. Central Gas Site Plan  
SP# 08-23

77 Central Street  
Map 182/Lot 217

Purpose: to depict the proposed layout for a gas station and convenience store with drive thru window and all associated site improvements (Continued from the February 28, 2024 meeting).

\*\*\*\* Applicant requesting a continuance to the May 29, 2024 Planning Board meeting \*\*\*\*

Mr. Ulery moved to defer the site plan application for the Site Plan entitled: Central Gas Site Plan SP# 08-23, Map 182/Lot 217, 77 Central Street, Hudson, NH, per the applicant's request, to date certain, May 29, 2024 (Originally May 22, 2024).

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

- B. 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 (Continued from the April 10, 2024 meeting).

**WAIVER:**

Mr. Ulery moved to grant a waiver from §275-8.C.(7)(d), Landscaping Requirements, to not require a density of one shrub per 200 square feet of paved area where it would be required, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

Mr. Ulery approved the site plan application for the Site Plan entitled: 321 Derry Road Site Plan Change of Use, Non-Residential Site Plan SP# 03-24, Map 105 Lot 007, 321 Derry Road, Hudson, NH; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3, Bedford, NH 03110; prepared for: Steel Properties LLC, 8 Christine Drive, Hudson, NH, 03051; consisting of 10 sheets and general notes 1-24 on Sheet 2; dated March 4, 2024; last revised April 23, 2024 and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations with consideration of the waivers granted; 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;

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. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified "As-Built" site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved Site Plan.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
5. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall be allowed on Sundays.

6. 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. Hall. All in favor – motion carried 7/0/0.

VIII. NEW BUSINESS

- A. Starbucks Drive-Thru Site Plan  
SP# 04-24

77 Derry Street  
Map 165/Lot 155

Purpose: to show a proposed 2,472 sf drive-thru restaurant along with appurtenant parking and site improvements. Application acceptance & hearing.

Mr. Van der Veen moved to accept the Site Plan Application for Non-Residential Site Plan SP# 04-24, Map 165 Lot 155, 77 Derry Road, Hudson, NH.

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

Public input opened @ 8:25 P.M.

- Todd Boyer – 2 Merrill Street

Public input closed @ 8:31 P.M.

Mr. Oates made a motion for a Site Walk. No second to the motion – motion fails.

Mr. Lyko moved to continue the Site Plan Application for Non-Residential Site Plan SP# 04-24, Map 165 Lot 155, 77 Derry Street, Hudson, NH, to June 12, 2024.

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

IX. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Hall. All in favor motion carried 7/0/0.  
Meeting adjourned at 8:58 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).*