



# 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 14, 2025

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>	Julia Paquin Member <u>E</u>	George Hall Alternate <u>X</u>	George Hurd Alternate <u>X</u>
Todd Boyer Alternate <u>X</u>	Bob Guessferd Select. Rep <u>X</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. Boyer seated for Ms. Paquin.

V. MINUTES OF PREVIOUS MEETING(S)

- 09 April 2025 Meeting Minutes.  
Mr. Ulery moved to approve the 09 April 2025 meeting minutes.  
Motion seconded by Mr. Crowley. All in favor - Motion carried 7/0/0.
- 23 April 2025 Meeting Minutes  
Mr. Ulery moved to approve the 23 April 2025 meeting minutes  
Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.

VI. OLD BUSINESS

A. 134 Wason Road Site Plan  
SP# 03-25

134 Wason Road  
Map 206/Lot 001-002

Purpose: to propose (2) two additional dwellings for a total of (3) three homes in condominium ownership, creating a cul-de-sac by sharing the existing driveway off Wason Road. (Continued from the April 23, 2025 meeting)

#### MOTION:

Mr. Crowley moved to require 134 Wason Road Site Plan Application, SP# 03-25, Map 206/Lot 001-002, Plans depict the Limited Common Area for each unit with an assigned unit number, perimeters delineated with directions and distances, and a calculated area in square footage, prior to any Conditional Approval vote by the Planning Board.

Seconded by Mr. Oates. Motion failed 2/5/0 (Ulery, Van der Veen, Boyer, Guessferd, & Malley).

**APPROVAL:**

Mr. Van der Veen moved to approve the Site Plan Application: 134 Wason Road Site Plan SP# 03-25, Map 206 Lot 001-002, 134 Wason Road, Hudson, NH; prepared by: Benchmark LLC., 50 Nashua Road Suite 305, Londonderry, NH 03053; prepared for: Marco & Cindy Plante, 124 Bush Hill Road, Hudson, NH 03051; consisting of 8 sheets and general notes 1-35 on Sheet 1; dated February 4, 2025, revised March 25, 2025; and:

That the Planning Board finds that this application complies with the Zoning Ordinance, 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, a 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, any applicable condominium documents shall be favorably reviewed and recommended on by Town Counsel.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Town Planner and Town Engineer.
5. All improvements on the site-plan-of-record, including notes 1-35 on sheet 1, shall be completed in their entirety and at the expense of the applicant or his/her assigns.
6. It shall be unlawful to modify, change, or alter any structure or use shown on this site plan in anyway whatsoever, or convert or alter any structure or use shown on this site plan, or change the above use indicated on the plan without receiving approval from the Town of Hudson Planning Board.
7. A cost allocation procedure (CAP) amount of \$6,230.00 shall be paid prior to the issuance of a Certificate of Occupancy per unit.
8. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
9. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
10. 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.
11. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
12. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only, and all abutting

properties listed on the Site Plan Applications Abutter's List shall be notified when blasting will occur, in accordance with standard blasting notification protocol.

13. The limited common area borders shall be delineated on the final plan.
14. A note shall be added to the final plan stating that the proposed driveway and drainage systems shall remain private after construction.
15. Add "Private Drive – Not Maintained by the Town" sign at the entrance to the private driveway.
16. All stipulations mentioned during the meeting will be included in the final plan.

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

## VII. NEW BUSINESS

### A. 134 Wason Road Conditional Use Permit CUP# 02-25

134 Wason Road  
Map 206/Lot 001-002

Purpose: to propose a 1,000 SQFT wetland impact to extend the existing driveway to access the (2) two additional dwellings associated with Site Plan SP# 03-25. Application acceptance & hearing.

Mr. Van der Veen moved to accept the Conditional Use Permit Application for 134 Wason Road Site Plan SSP# 03-25, Map 206/Lot 001-002, 134 Wason Road, Hudson, NH.

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

Mr. Van der Veen moved approve the 134 Wason Road Conditional Use Permit Application for the Site Plan: 134 Wason Road Site Plan SP# 03-25, Map 206/Lot 001-002, 134 Wason Road, Hudson, NH; prepared by: Benchmark LLC, 50 Nashua Road Suite 305, Londonderry, NH 03053; prepared for: Marco & Cindy Plante, 124 Bush Hill Road, Hudson, NH 03051; consisting of 8 sheets and general notes 1-35 on Sheet 1; dated February 4, 2025, revised March 25, 2025; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Site Plan, which shall be recorded at the HCRD.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Interim Town Planner, Town Engineer, and Town Counsel.

*Stipulations recommended for approval by the Conservation Commission:*

1. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
2. Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTRIL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services – Current Issue)
3. Applicant shall install approved "Do not cut/Do not disturb" Town Conservation Markers along the Conservation district boundaries (50' wetland buffer), especially in the proximity of the infiltration pond and terminus of treatment swale #3, at 50-foot intervals.

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

B. Rivian Automotive Site Plan  
SP# 05-25

5 Flagstone Drive  
Map 222/Lot 013

Purpose: to propose a change of use by renovating the existing warehouse building for a service shop, parts storage, back of house employee area, customer area, and conference room for the electric vehicle automobile maker, Rivian. Exterior site work involves repainting parking stalls, and adding (14) fourteen electric vehicle (EV) charging stations. Application acceptance & hearing.

Mr. Van der Veen moved to accept the Site Plan Application for Commercial Site Plan Rivian Automotive, SP# 05-25, Map 222/Lot 013, 5 Flagstone Drive, Hudson, NH 03051.

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

Public Input opened & closed @ 8:23 P.M. – No public input.

**WAIVERS GRANTED:**

1. Mr. Oates moved to grant a waiver **§276-11.1.B. (23) – Highway Projects**, to waive the requirement of listing highway projects, 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. Ulery. All in favor – motion carried 7/0/0.
2. Mr. Oates moved to grant a waiver **§276-11.1.B. (13) – Signage**, to allow for signage to be submitted under a different application, 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. Van der Veen. All in favor – motion carried 7/0/0.
3. Mr. Oates moved to grant a waiver from **§276-11.1.B. (14) – Lighting**, to waive the requirement of a lighting plan, 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. Van der Veen. All in favor – motion carried 7/0/0.
4. Mr. Oates moved to grant a waiver from **§275-8.C. (7) – Landscaping**, to waive the requirement of a landscaping plan, 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. Van der Veen. All in favor – motion carried.
5. Mr. Oates moved to grant a waiver from **§275-8.C. (8) – Screening**, to waive the requirement of screening, 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. Van der Veen. All in favor – motion carried 7/0/0.
6. Mr. Oates moved to grant a waiver from **§275-9.A – Stormwater Management Plan**, to waive the requirement of a stormwater management plan, 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. Van der Veen. All in favor – motion carried 7/0/0.

**APPROVAL:**

I move to approve the Site Plan Application Commercial Site Plan Rivian Automotive, SP# 05-25, Map 222 Lot 013, 5 Flagstone Drive, Hudson, NH; prepared by: Colliers Engineering & Design, 234 Main Street, Biddeford, ME 04005, for: RJ Kelly Co, Inc. 5 Flagstone Drive, Hudson, NH 03051; consisting of 2 sheets and general notes 1-15 on sheet 2; dated March 26, 2025; and:

That the Planning Board finds that this application complies with the Zoning Ordinance, 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 plan, which shall be recorded at the HCRD along with the site 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. 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.
5. 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. Van der Veen. All in favor – motion carried 7/0/0.

C. Design Works Landscaping Contractor Yard  
SP# 06-25

3 Sagamore Drive  
Map 222/Lot 007

Purpose: to propose a change of use of an existing unused portion of the property from an accessory garage and truck parking, to a landscape contractor’s yard and parking. The yard will be used to store snow equipment, landscape equipment, and bins storing landscape materials (mulch, compost, and stone) to be used by Design Works to complete in-house work. The existing unused garage will be used to store landscape maintenance vehicles for employees to take to job sites each day. Application acceptance & hearing.

Mr. Malley stepped down as Chairman. Mr. Ulery seated as Chairman.  
Mr. Hurd seated for Mr. Malley.

Mr. Van der Veen moved to accept the Site Plan Application for Commercial Site Plan Design Works Landscaping Contractor Yard, SP# 06-25, Map 222/lot 007, 3 Sagamore Park Drive, Hudson, NH 03051.

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

Public input opened @ 9:12 A.M. & closed @ 9:13 A.M. – No public input.

**WAIVERS GRANTED:**

1. Mr. Crowley moved to grant a waiver **§276-11.1.B.(9) – Error of Closure**, to allow for the use of a prior existing plan of bounds for the parcel, 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. Boyer. All in favor – motion carried 7/0/0.

2. Mr. Crowley moved to grant a waiver **§276-11.1.B.(17) – Existing Topography**, to allow for the use of a prior existing plan of site topography, 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. Van der Veen. All in favor – motion carried 7/0/0.

3. Mr. Van der Veen moved to grant a waiver from **§276-11.1.B.(18) – Proposed Topography**, to allow for the use of a prior existing plan of site topography, 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. Oates. All in favor – motion carried 7/0/0.

4. Mr. Oates moved to grant a waiver from **§276-11.1.B.(26) – Professional Engineer**, to allow for the applicant to not engage a professional engineer where one would otherwise 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. Boyer. All in favor – motion carried 7/0/0.

5. Mr. Oates moved to grant a waiver from **§275-9.A – Stormwater Management Plan**, to waive the requirement of a stormwater management plan where one would otherwise 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. Boyer. All in favor – motion carried 7/0/0.

6. Mr. Van der Veen moved to grant a waiver from **§275-9.E – Utility Study**, to waive the requirement of , 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. Crowley. All in favor – motion carried 7/0/0.

7. Mr. Van der Veen moved to grant a waiver from **§275-8-C(4) – Application submission**, to waive the parking space dimensions, 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. Crowley. All in favor – motion carried 7/0/0.

#### **APPROVAL:**

Mr. Oates moved to approve the Site Plan Application Commercial Site Plan Design Works Landscaping Contractor Yard, SP# 06-25, Map 222 Lot 007, 3 Sagamore Park Drive, Hudson, NH; prepared by and for: Design Works Landscaping, 125 Wason Road, Hudson, NH 03051; consisting of 1 sheet and general notes 1-9; dated April 22, 2025; and:

That the Planning Board finds that this application complies with the Zoning Ordinance, 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.
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. 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.
5. 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. Boyer. All in favor – motion carried 7/0/0.

Mr. Malley reseated. Mr. Hurd returned as an Alternate.

Mr. Crowley moved to continue the meeting past 9:30 P.M. (10:00 P.M. Curfew).

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

D. 326 Derry Road Site Plan  
SP# 04-25

326 Derry Road  
Map 105/Lot 004

Purpose: to seek approval for several existing and proposed uses on the property, including removal of loam, sand or gravel (rock crushing), contractor’s yard or landscaping business, retail sale of products manufactured on the premises (fire wood processing), motor vehicle, motorcycle, trailer, snowmobile, or boat sales and rental (sale of transport trailers and storage containers), motor vehicle light service, motor vehicle general and body repair. Application acceptance & hearing.

Mr. Crowley moved to not accept the Site Plan Application Non-Residential Site Plan SP# 04-25, Map 105/Lot 004, 326 Derry Road, Hudson, NH, without prejudice, on the grounds that the applicant has failed to provide sufficient information for the board to make an informed decision.

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

Conceptual Site Plan was recommended by the Planning Board to the Applicant.

VIII. ADJOURNMENT

Mr. Boyer moved to adjourn. Motion seconded by Mr. Van der Veen.

Motion carried 6/1/0 (Oates).

Meeting adjourned at 9:54 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).*