



# 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: JULY 9, 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>X</u>	George Hall Alternate <u>E</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>	

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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)
    - 11 June 2025 Meeting Minutes.  
Mr. Ulery moved to approve the 11 June 2025 meeting minutes  
Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.
    - 25 June 2025 Meeting Minutes.  
Mr. Ulery moved to approve the 25 June 2025 meeting minutes.  
Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.
  - VI. CORRESPONDENCE
    - A. Town Hall Advisory Committee “THAC” presentation by Elvis Dhima, Town Engineer.  
Mr. Dhima explained the purpose of the committee, and asked the Board if they would like to nominate someone to be a voting member on “THAC”.  
Mr. Crowley nominated Mr. Oates as the primary voting member to represent the Planning Board.  
Motion seconded by Mr. Oates. Motion carried 5/0/2 (Ulery & Guessferd).
  - VII. CONCEPTUAL DESIGN REVIEW
    - A. CSP# 02-25, 326 Derry Road Conceptual Site Plan – 326 Derry Road, Map 105/Lot 004
      - Proposed site plan 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.

The applicant's Engineer, Mike Malynowski of Allen & Major Associates, Inc., and Attorney Roy Tilsley of Bernstein Shur, presented the Conceptual Site Plan to the Board.

#### VIII. OTHER BUSINESS

- A. Land Use Regulation – Article VI Outdoor Lighting Public Hearing  
Public input opened @ 8:21 P.M. & closed @ 8:21 P.M. – No public input.  
Mr. Crowley moved to adopt the Land Use Regulation titled Article VI Outdoor Lighting.  
Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.
  
- B. Master Plan – Chapter II Population and Housing Public Hearing  
Public input opened @ 8:42 P.M. & closed @ 8:42 P.M. – No public input.  
Mr. Ulery moved to adopt Chapter II Population and Housing.  
Seconded by Ms. Paquin. All in favor – motion carried 7/0/0.
  
- C. Cancellation of Meeting – July 23, 2025  
Mr. Ulery moved to cancel the regular scheduled meeting of Wednesday, July 23, 2025 and resume regularly scheduled meetings on Wednesday, August 13, 2025.  
Motion seconded by Ms. Paquin. All in favor – motion carried 7/0/0.

#### IX. ADJOURNMENT

Ms. Paquin moved to adjourn. Motion seconded by Mr. Crowley. All in favor - Motion carried 7/0/0.  
Meeting adjourned at 9:48 P.M.

***Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).***