



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 OF THE PLANNING BOARD MEETING DATE – OCTOBER 8, 2025 - DRAFT

In attendance = X Alternate Seated = S Partial Attendance = P Excused Absence = E

Tim Malley	Jordan Ulery	Ed Van der Veen	Victor Oates
Chair <u>E</u>	Vice-Chair <u>X</u>	Member <u>X</u>	Member <u>X</u>

James Crowley	Julia Paquin	George Hall	George Hurd
Member <u>X</u>	Member <u>E</u>	Alternate <u>S</u>	Alternate <u>S</u>

Todd Boyer	Bob Guessferd	Brooke Dubowik	Jay Minkarah
Alternate <u>X</u>	Select. Rep <u>E</u>	Town Rep. <u>X</u>	NRPC Rep. <u>E</u>

David Morin
Select. Rep X

I. CALL TO ORDER BY CHAIRPERSON

Mr. Ulery called the meeting to order at 7:00 PM.

II. PLEDGE OF ALLEGIANCE

Mr. Ulery invited all to participate in the Pledge of Allegiance and read through the Chairperson's introduction/order of business and cited housekeeping items.

III. ROLL CALL

Mr. Ulery asked the Clerk to call for attendance.

IV. SEATING OF ALTERNATES

Mr. Hurd was seated for Mr. Malley and Mr. Hall was seated for Ms. Paquin.

V. MEETING MINUTES

- 24 September 2025 Meeting Minutes

Mr. Hall moved to approve the 24 September 2025 meeting minutes, as amended.
Motion seconded by Mr. Crowley. Motion carried 5/0/1 (Hurd).

VI. PUBLIC INPUT (NON-AGENDA ITEMS)

Public input opened @ 7:05 P.M.

Heidi Jakoby, 94 Gowing Road, stated that ZORC met on September 29th at 3pm, but she was unable to find any minutes or a list of future meeting dates. She requested that this information be

placed on the website as soon as possible. She asked that it be reconsidered that these meetings are not being recorded and held at 3pm when many are unable to attend.

VII. CORRESPONDENCE

- A. Request for Corridor Funds – by Elvis Dhima, Development Services Director.
- GridSmart GS3 Processor Trade-up

Elvis Dhima, Development Services Director, explained that ten years ago the Planning Board and Board of Selectmen approved funds for improvements along the corridor to help with traffic concerns. The intent is to utilize the Corridor Funds to upgrade the existing GS2 to a GS3.

In response to a question from Mr. Ulery, Mr. Dhima stated that a significant improvement to traffic, between 5%-20%, has been seen since the GS2 system was installed.

Mr. Oates moved to recommend to the Board of Selectmen the expenditure of up to \$80,214.00 for the purchase of next-generation traffic equipment to enhance traffic operations using Corridor Account# 2000-2070-000-701 (Zone 1 Traffic Improvements), and 2000-2070-000-702 (Zone 2 Traffic Improvements), as recommended by the Director of Development Services and Director of Public Works.

Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

- B. Request for Tax map Update Funds – by Elvis Dhima, Development Services Director.
- 2026 Aerial Imagery Flyover

Mr. Dhima explained that throughout the past six years, funds collected have been used for tax map improvements. Flyovers are done of the Town every two years. This information is useful for various Town services and the Assessor. The total cost for the flyover is \$34,000 and he is requesting that the Planning Board recommend releasing a portion of the funds (\$10,070) available to them.

Mr. Oates asked the benefit of this service, if 80%-90% of the information is the same year to year. Mr. Dhima stated that a true representation of what is on the ground is necessary. This helps with metrics regarding impervious area and to keep the Town up to date. Ideally, all municipalities complete a flyover each year. Mr. Oates stated that he does not believe every municipality completes a flyover each year.

Mr. Crowley asked if this information is ever used to catch drainage or erosion issues. Mr. Dhima stated that it is often used for this purpose. This information helps to build a picture over the years.

Mr. Boyer stated that he believes two years of development in Town is enough to warrant another flyover.

Mr. Van der Veen moved to approve and recommend to the Board of Selectmen the release of \$10,070.00 from the Tax Map Updating Fee Account, 01-0000-1312-000-505, for the 2026

Ortho & Planimetric Update project, in accordance with the request made by Elvis Dhima,
Director of Development Services.
Motion seconded by Mr. Crowley. All in favor – motion carried 6/0/0.

VII. OLD BUSINESS

- A. Brady Drive Industrial Condominium Complex Site Plan 16 Brady Drive
SB# 09-25 Map 105/Lot 020
Purpose: to depict the layout of three (3) industrial use condominium buildings, and all
associated site improvements (Continued from the August 27, 2025 meeting).

Mr. Van der Veen moved to defer the application for Non-residential Site Plan Industrial
Condominium Complex, SP# 09-25, Map 105/Lot 020-000/16 Brady Drive, Hudson, NH, to date
certain October 22, 2025.

Motion seconded by Mr. Oates. All in favor – motion carried 6/0/0.

- B. Taybre Drive Subdivision Plan 9 Alvirne Dr. & 190 R Derry Rd.
SB# 03-25 Map 138/Lots 082 & 088
Purpose: to consolidate Map 138/Lots 082 & 088 into one (1) lot, known as Map 138/Lot
088, and depict the subdivision of Map 138/Lot 088 into nine (9) single-family residential
lots, with all associated improvements (Deferred from the May 28, 2025 meeting).

Mr. Van der Veen moved to defer the application for Taybre Drive Subdivision Plan, SP# 03-25,
Map 138 Lot 082-000/9 Alvirne Dr. & 190 R Derry Rd., Hudson, NH, to date certain October
22, 2025, due to an administrative error regarding abutter notifications.

Motion seconded by Mr. Oates. All in favor – motion carried 6/0/0.

VIII. ADJOURNMENT:

Mr. Oates moved to adjourn. Motion seconded by Mr. Crowley.
All in favor – motion carried 6/0/0.

Meeting adjourned at 7:33 P.M.

Ed Van der Veen
Secretary

*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.*