



# 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 – NOVEMBER 12, 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>X</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>X</u>

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

#### I. CALL TO ORDER BY CHAIRPERSON

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

#### II. PLEDGE OF ALLEGIANCE

Mr. Malley 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. Malley asked the Clerk to call for attendance.

#### IV. SEATING OF ALTERNATES

Mr. Hall was seated for Ms. Paquin.

#### V. MEETING MINUTES

- 22 October 2025 Meeting Minutes

Mr. Crowley moved to defer the 22 October 2025 meeting minutes to the next meeting.  
Motion seconded by Mr. Hall. Motion carried 7/0/0.

#### VI. PUBLIC INPUT (NON-AGENDA ITEMS)

Public input opened & closed @ 7:12 P.M. – No public input.

#### VII. CORRESPONDENCE

A. Bond Reduction Request – Elvis Dhima, Development Services Director

- Barretts Hill OSD Subdivision – Onsite & offsite improvements

Mr. Crowley moved to approve a bond reduction in the amount of \$1,700,454 leaving a balance of \$182,520 for the on-site improvements at Windsor Lane Barretts Hill Subdivision, in accordance with the recommendation of the Development Services Director, Elvis Dhima. Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

Mr. Crowley moved to approve a bond reduction in the amount of \$138,790.85 leaving a balance of \$15,421.20 for the off-site improvements at Barretts Hill Subdivision, in accordance with the recommendation of the Development Services Director, Elvis Dhima. Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

**IX. NEW BUSINESS:** *(The Board addressed this agenda item at this time)*

- B. Washville Car Wash Site Plan 9 Morgan Road  
SP# 10-25 Map 156/Lot 016  
Purpose of Plan: to propose a new car wash building with associated parking and customer accessible vacuum machines. Application acceptance & hearing.

Mr. Ulery moved to defer the Site Plan application for Washville Car Wash SP# 10-25, Map 156/Lot 016, per the applicant's request to 10 December 2025. Motion seconded by Mr. Oates. Motion carried 6/0/1 (Van der Veen).

**VIII. OLD BUSINESS**

- A. Campbello Street Extension OSD Subdivision Plan 36 Campbello Street  
SB# 06-25 Map 165/Lot 049  
Purpose of Plan: to depict an Open Space Development (OSD) of Map 165/Lot 049 into eleven (11) single-family residential lots. (Continued from the October 22, 2025 meeting)

David Jordan, Greenman-Pedersen, Inc., along with the applicant, Manny Sousa of K&M Developers LLC, addressed the Board. This application is for an 11 lot open space subdivision. There were previously questions regarding if the applicant was entitled to request waivers associated with this plan. The Board received an opinion from the Zoning Administrator which supports the requested waivers. The proposal is to extend the present portion of Campbello Street into the property at 36 Campbello Street with a private roadway. This will be owned and maintained by the homeowner's association, which will consist of the owners of the 11 open space development lots. The lots will comply with the Open Space Development Regulations in terms of lot size, area, and other associated requirements. The applicant has designed a stormwater management system that complies with local regulations and the State Alteration of Terrain (AoT) requirements. An AoT application has been submitted and is pending before the State. There was previously a question regarding the yield plan, which showed a subdivision that would have required waivers from the Board, which is contrary to the regulations. A revised yield plan was submitted that shows a fully conforming conventional subdivision bearing out the 11 lots which appear on the Open Space Development Plan.

Mr. Jordan read into the record the requested waivers.

87 **§289-18.A & B.(1)** – to permit a right-of-way width of 30 feet where 50 feet would be required.  
88 The applicant is requesting 30 feet to be consistent with the existing public portion of Campbello  
89 Street.  
90

91 **§289-18.B.(1) & §289-28.B.(2)** – to permit a pavement width of 20 feet where 24 feet is  
92 required. The applicant is requesting a 20 foot pavement width because this is similar to some of  
93 the pavement width in the existing public portion of Campbello Street and other streets in the  
94 neighborhood. Also, the applicant submitted a plan which demonstrates that the 20 foot width  
95 can safely accommodate the Hudson Fire Department ladder truck. This width is appropriate for  
96 a low volume roadway such as this one.  
97

98 **§289-18.B.(3)** – to permit a cul-de-sac right-of-way radius of 55 feet and a pavement radius of 50  
99 feet, where respective minimums of 75 and 65 feet would otherwise be required. The applicant  
100 has submitted plans demonstrating that the 50 foot pavement radius can safely accommodate the  
101 Hudson Fire Department ladder truck. Providing a smaller diameter cul-de-sac will reduce  
102 impervious surfaces, which reduces stormwater runoff volumes, allows for more green space,  
103 and will not adversely impact public convenience or welfare.  
104

105 **§289-20.A.(2) & B.(2)** to permit Rain Guardian Turrets and open swales where catch basins and  
106 underground pipe would otherwise be required. The stormwater management system being  
107 proposed will collect stormwater at the required locations and direct it to appropriate receiving  
108 areas. It will allow for an environmentally preferred, low impact practice that promotes  
109 groundwater infiltration, nutrient uptake, and cooling of surface runoff from impervious surfaces.  
110 The stormwater management system will be maintained by the homeowners' association, thereby  
111 not placing any burden on Town services.  
112

113 **§289-28.F** – to permit the use of cape cod berm on both sides of the roadway where sloped  
114 granite curbing would otherwise be required. Cape cod berm will provide the same function as  
115 granite edging. This will be maintained by the homeowner's association, thereby not placing any  
116 burden on Town services if repairs become necessary.  
117

118 **§289-28.G** – to allow for no sidewalk where a bituminous concrete sidewalk would otherwise be  
119 required. There are no sidewalks nearby for this to connect to, as there are no sidewalks on the  
120 existing portion of Campbello Street or any of the other streets within this neighborhood.  
121

122 Public input opened and closed @ 7:20PM – None at this time.  
123

124 Mr. Ulery asked if the proposal will make the new road 10' wider than the existing street. Mr.  
125 Jordan stated that the new road will be the same width as the existing right of way of Campbello  
126 Street. The pavement will be 20' wide within this right of way.  
127

128 Mr. Ulery stated that the Board has historically asked that wetland areas within common areas be  
129 delineated in some way. Mr. Sousa agreed.  
130

131 Mr. Ulery moved to grant a waiver from **§289-18.A & B.(1)** – to permit a right-of-way width of  
132 30 feet where 50 feet 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. Crowley. All in favor – motion carried 7/0/0.

Mr. Ulery moved to grant a waiver from **§289-18.b.(1) & §289-28.B.(2)** – to permit a pavement width of 20 feet where 24 feet is 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. Oates. All in favor – motion carried 7/0/0.

Mr. Ulery moved to grant a waiver from **§289-18.B.(3)** – to permit a cul-de-sac right-of-way radius of 55 feet and a pavement radius of 50 feet, where respective minimums of 75 and 65 feet 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. Oates. All in favor – motion carried 7/0/0.

Mr. Ulery moved to grant a waiver from **§289-20.A.(2) & B.(2)** to permit Rain Guardian Turrets and open swales where catch basins and underground pipe 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. Oates. All in favor – motion carried 7/0/0.

Mr. Ulery moved to grant a waiver from **§289-28.F** – to permit the use of cape cod berm on both sides of the roadway where sloped granite curbing 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. Oates.

Discussion:

Mr. Oates stated that he would be voting against this waiver. Granite would be more durable and a better option long-term. This waiver is not needed to complete the plan. Mr. Malley stated that including granite could change the stormwater requirements. Mr. Oates stated that he has not seen a justification for this as a factual argument.

All in favor – motion carried 6/1/0 (Oates).

Mr. Ulery moved to grant a waiver from **§289-28.G** – to allow for no sidewalk where a bituminous concrete sidewalk 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.

There was no second. Motion died on the floor.

Mr. Sousa stated that denial of this waiver would have significant consequences for his application. He believes there are other instances of this being allowed around Town. There has

not yet been an account set up with the Town in order to make a donation in lieu of installing a sidewalk.

Mr. Van der Veen moved to grant a waiver from **§289-28.G** – to allow for no sidewalk where a bituminous concrete sidewalk 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.

Discussion:

Mr. Oates stated that this motion was previously made and failed. The Board should not repeat the same motion through a different Board member. The motion is dead. Mr. Van der Veen noted that there was not a vote on the previous motion. Mr. Ulery stated that there was dialogue after the original motion. Mr. Oates stated that the original motion died and the applicant must now determine how to move forward knowing this. Mr. Malley stated that this is Mr. Oates’ opinion. Mr. Van der Veen stated that after the brief dialogue with the applicant regarding the sidewalk fund and the precedent elsewhere in Town for this, Board members may have changed their minds. Mr. Oates stated that the motion has already failed.

Mr. Jordan explained that the roadway cross-section shows 5 foot wide grass panels on both sides of the road. He suggested a motion to construct a grass walking strip in lieu of a bituminous sidewalk, graded in the same way.

Mr. Van der Veen moved to grant a waiver from **§289-28.G** – to allow for a grass pathway where a bituminous concrete sidewalk 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. Oates.

Discussion:

Mr. Oates asked that there be some material added for definition between the grass pathway and the road.

All in favor – motion carried 7/0/0.

Mr. Ulery moved to approve the Subdivision Plan entitled: Campbello Street Extension OSD Subdivision Plan SB# 06-25, Map 165 / Lot 049-000, 36 Campbello Street, Hudson, New Hampshire 03051; prepared by: Greenman-Pederson, Inc. (GPI), 44 Stiles Road, Ste 1, Salem, New Hampshire 03079, prepared for: K&M Developers, LLC, 46 Lowell Road, Hudson, New Hampshire 03051; consisting of 16 sheets and general notes 1-11 on Sheet 4; dated August 29, 2025, last revised November 4, 2025; and: That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; and for the reasons set forth in the written submissions, together with the testimony, waivers granted, 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 Subdivision Development Agreement, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
  2. Prior to the Planning Board endorsement of the Plan, the Subdivision Development Agreement, Declaration of Covenants and Restrictions, and any applicable Easements, shall be subject to final administrative review by the Town Planner, Town Engineer, and Town Counsel.
  3. This approval is subject to final administrative review by the Town Planner and Town Engineer.
  4. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of-Record.
  5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
  6. A cost allocation procedure (CAP) amount of \$6,230.00 per unit shall be paid prior to the issuance of a Certificate of Occupancy.
  7. Construction activities involving the undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
  8. The applicant shall include sewer clean outs on the proposed sewer laterals, prior to recording the plans.
  9. Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the Hillsborough County Registry of Deeds for any lot on the private road for which a building permit is sought.
  10. Wetland buffer placards shall be installed by the applicant.
- Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.

#### **IX. NEW BUSINESS:**

##### **A. Kimball Hill Lot Line Relocation Plan SB# 07-25**

110 Kimball Hill Road  
Map 179/Lots 004 & 005

Purpose of Plan: to adjust the lot line between Map 179 / Lots 004 & 005. Application acceptance & hearing.

Mr. Crowley moved to accept the lot line relocation application for Smith and Pellerin Lot Line Relocation Plan SB# 07-25, Map 179 / Lots 004-000 & 005-000, 110 Kimball Hill Road & 63 Clement Road, Hudson, New Hampshire.

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

Mike Grainger, M.J. Grainger Engineering, Inc., explained that the proposal is for a lot line adjustment between 63 Clement Road and 110 Kimball Hill Road. Both lots have existing houses, wells, septic systems, and driveways. The property at Clement Hill is proposing to sell approximately three acres to the property at Kimball Hill Road.

Public input opened and closed @ 7:52PM – None at this time.



Mr. Ulery asked about access to the remaining piece of land off Clement Road. Mr. Grainger stated that the proposal will not create a landlocked parcel.

Mr. Crowley suggested a well radius easement, though this is not a requirement for the lot line adjustment. Mr. Grainger noted that the 75 foot well radius is also no longer a State requirement.

Mr. Crowley recommended that a copy of the certified wetlands plan be submitted to the Department to have it on the record.

Mr. Oates moved to approve the Lot Line Relocation Plan entitled: Smith and Pellerin Lot Line Relocation Plan SB# 07-25, Map 179 / Lots 004-000 & 005-000, 110 Kimball Hill Road & 63 Clement Road, Hudson, New Hampshire, 03051; prepared by: M.J. Grainger Engineering, Inc. 220 Derry Road, Hudson, NH 03051; prepared for: Scott Pellerin, 110 Kimball Hill Road, Hudson, NH 03051, Consisting of 1 sheet and general notes 1-4 on sheet 1; dated September 30, 2025, last revised October 30, 2025; and: That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; 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 Notice of Decision, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Town Planner and Town Engineer.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.

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

#### **X. ADJOURNMENT:**

Mr. Crowley moved to adjourn. Motion seconded by Mr. Ulery.  
All in favor – motion carried 7/0/0.

Meeting adjourned at 8:00 P.M.

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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](http://www.hudsonctv.com).*