



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 – MAY 13, 2026 - DRAFT

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

Tim Malley Jordan Ulery Ed Van der Veen Timothy Lyko
Chair X Vice-Chair X Member X Member X

James Crowley Julia Paquin George Hurd Todd Boyer
Member X Member E Alternate E Alternate X

Bob Guessferd Brooke Dubowik
Select. Rep X Town Rep. X

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. Mallery asked the Clerk to call for attendance.

IV. SEATING OF ALTERNATES

Mr. Boyer sat for Ms. Paquin.

V. MEETING MINUTES

- 22 April 2026 Meeting Minutes

Mr. Boyer moved to approve the meeting minutes of 22 April 2026, as presented. Motion seconded by Mr. Lyko. Motion carried 5/0/2 (Ulery, Guessferd).

VI. CORRESPONDENCE

- A. Elvis Dhima, Director of Development Services
 - Bond Establishment Request – 36 Campbello Extension OSD Subdivision

There were no comments or questions on this item.

Mr. Van der Veen moved to approve a bond in the amount of \$236,196.00 for On-Site Improvements associated with Atkinson Circle, 36 Campbello Street, Map 165/Lot 049-000, specifically for water and sewer improvements, to remain in place until such improvements are

44 completed and conveyed to the Town, as presented in the memoranda from the Elvis Dhima,
45 Development Services Director, to Brooke Dubowik, Town Planner, dated April 21, 2026,
46 together with the Town of Hudson Road Guarantee Estimate Forms.
47 Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.
48

49 **VII. OLD BUSINESS**

50 A. The Meadow Mixed Use Development 207 Central Street
51 SP# 02-26 & CUP# 02-26 Map 176/Lots 41, 44, 45
52 Purpose: to propose a residential and mixed-use development that includes three (3)
53 residential apartment buildings within the south-central portion of the property, and one
54 (1) mixed-use building located on the northern portion of the property. This Site Plan
55 Application also includes a separate Conditional Use Permit Application, which is a
56 request to allow encroachments into the wetland buffer areas. **(Applicant Requesting a**
57 **deferral to July 22, 2026)**
58

59 *Mr. Boyer recused himself at 7:06pm.*
60

61 Mr. Van der Veen moved to defer the Site Plan and Conditional Use Permit applications for the
62 207 Central Street Mixed-Use Development (“Meadows”), SP# 02-26 and CUP# 02-26, Map
63 176 Lots 041, 44, 45, located at 207 Central Street, Hudson, New Hampshire, to a date certain of
64 July 22, 2026, per the applicant’s request
65 Motion seconded by Mr. Crowley. All in favor – motion carried 6/0/0.
66

67 *Mr. Boyer retook his seat at 7:08pm.*
68

69 **VIII. CONCEPTUAL REVIEW ONLY**

70 A. Turbo Realty, LLC Conceptual Site Plan 14 & 15 Tolles Street
71 CSP# 01-26 Map 173/Lots 014 & 022
72 Purpose: to depict a conceptual layout of a parking expansion on site. The proposed
73 parking areas are expected to provide approximately seventeen (17) paved parking spaces
74 and fifty-three (53) gravel spaces for the existing business. The existing building will
75 remain unchanged.
76

77 Tony Basso, Keach Nordstrom Associates, explained that this deals with a couple of buildings on
78 Tolles Street, near the river. The site has been used industrially in some manner for decades. This
79 plan is supposed to represent a settlement agreement reached between the attorneys for the
80 applicant and Town. At this location, Tolles Street only serves his client and dead ends in the area.
81 There is typically not a public street in-between two buildings and the parking area. This site has
82 a strange circumstance. Part of the settlement agreement was for his client to clean up the site and
83 much of this has already been done. The site currently has no designated parking areas. The parking
84 is in an area of broken up pavement/gravel. The second building, Building #17, is proposed to have
85 some paved and some gravel parking right up against the building. The setbacks for this property
86 are all over the place. There is also an issue with the curb cuts. Typically, one curb cut is allowed,
87 but this site has four. This Town road serves one house and the road then leads to this building,
88 and the parking for it. As this is a conceptual plan and not an engineered plan, it does not yet show
89 drainage, stormwater, or grading, though these things will be included on the final plan set.

90
91 Mr. Malley stated that the Zoning Ordinance requires all parking spaces to be paved. Mr. Basso
92 asked which items could be waived.
93
94 Thomas Walsh, owner of the property, stated that he worked for 1.5 years to clean up the property.
95
96 Mr. Malley stated that the applicant will also require a variance for offsite parking, as parking is
97 proposed across the street from the building.
98
99 In response to a question from Mr. Van der Veen, Mr. Basso explained that Tolles Street ends after
100 the second building on this property, but the public right of way continues to the river.
101
102 Mr. Crowley expressed concern regarding the ongoing settlement and considering a conceptual
103 plan. Mr. Walsh explained that, at this time the lawyers seem to be on the same page about the
104 settlement. He is stuck with the immovable objects of the existing buildings and trying to make
105 the parking on the site cleaner than it has been. He is seeking smaller tenants. Unfortunately, the
106 Town has been requiring potential tenants to go through an expensive variance process, which is
107 not desired. The automotive use was on the site historically and it seems to be one of the only uses
108 the Town will allow on the site.
109
110 Mr. Crowley suggested moving the sales use to the building on Lot 14, which would solve the
111 issue of the offsite parking variance, but there would still be an issue with proposing gravel. Mr.
112 Malley noted that both of these things will need to be addressed by the ZBA.
113
114 Mr. Basso stated that he would work to go through the zoning determination process. Ms. Dubowik
115 stated that a zoning determination was issued on April 20, 2026. It restates the items in the
116 agreement. Mr. Basso stated that he would seek clarification on that.
117
118 Mr. Crowley asked about the work within the paper street. Mr. Basso stated that this would also
119 need clarification through zoning.
120
121 There was discussion regarding the flood plain on the property. It was noted that there is a sewer
122 easement in this area and so the Town may need to retain some way to maintain that.
123
124 Mr. Van der Veen noted that 22 paved parking spaces are required for the proposed use and there
125 are currently 17. He suggested consolidating the number of curb cuts on the side of the street to
126 one. He stated that he does not have an issue with the proposed setbacks.
127
128 Mr. Boyer stated that it is disingenuous on the Town's part to not have come to an agreement to
129 give the applicant the road piece that the Town does not currently maintain and which is currently
130 broken up. It would be a good thing for both parties if the roadway and land along the river were
131 determined and given to the applicant. He stated that he is okay with four curb cuts, as he does not
132 see this as a Town road. It would be nice to have paved parking on the site, but he will not likely
133 give pushback based on the history of the property and how the owner has cleaned it up.
134
135

136 Ms. Dubowik stated that the Town would have to entertain giving the owner the Town-owned
137 parcel in the back, if it also gave him the road piece. Mr. Basso suggested a turnaround with just
138 enough frontage to not landlock the Town owned parcel in the back.
139

140 Mr. Malley stated that he does not have an issue with the proposed setbacks. It would be ideal to
141 consolidate the entire property into one lot. Mr. Walsh stated that he would not be opposed to take
142 over the small piece of Town-owned land in the back. It is too small to build on, and he already
143 plows and cleans it.
144

145 Mr. Crowley asked if all three of the building are on Town water and sewer. Mr. Walsh stated they
146 are well water and Town sewer.
147

148 Mr. Crowley stated that he will look forward to hearing any public comments or concerns during
149 the application process. He asked how the percentage of open space on the parcel is proposed to
150 increase through the project. Mr. Basso explained that the site is currently used as one large parking
151 lot and so by defining the parking areas, there will be more open and green space on the site.
152

153 **IX. ADJOURNMENT:**
154

155 Mr. Ulery moved to adjourn. Motion seconded by Mr. Boyer.
156 All in favor – motion carried 7/0/0.
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158 Meeting adjourned at 7:53 P.M.
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161

Timothy Lyko
Secretary

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163
164
165
166 *These minutes are in draft form and have not yet been approved by the Planning Board.*
167 *Note: Planning Board minutes are not a transcript. For full details a video of the meeting is*
168 *available on HCTV (Hudson Community Television) www.hudsonctv.com.*