



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 – JULY 8, 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 <u>X</u>	Vice-Chair <u>X</u>	Member <u>X</u>	Member <u>X</u>

James Crowley	George Hurd	Todd Boyer	Dillon Dumont
Member <u>X</u>	Alternate <u>X</u>	Alternate <u>S</u>	Select. Rep <u>X</u>

Ben Witham-Gradert
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. Malley asked the Clerk to call for attendance.

IV. SEATING OF ALTERNATES

Mr. Boyer sat as a voting member.

V. MEETING MINUTES

- 24 June 2026 Meeting Minutes

The Board agreed to table review of these minutes to a future meeting, pending amendments to be made.

VI. CORRESPONDENCE

A. Bond Reduction Request – Target Development (Clayco, Inc.) Landscaping

Mr. Crowley recused himself at 7:03pm and Mr. Hurd was seated in his place.

Mr. Witham-Gradert explained that this deals only the landscaping portion of the site. He and the Town Planner inspected the plantings on-site, which were found to be acceptable. The request is for the bond to be pulled down to a maintenance amount of \$545,022.

Mr. Boyer moved to approve the requested bond reduction in the amount of \$1,378,735.16 for the on-site landscaping associated with the Target Corporation project at 269 Lowell Road, leaving a remaining landscaping maintenance bond in the amount of \$545,022.00, as recommended by Planning staff. Motion seconded by Mr. Van der Veen.
All in favor – motion carried 7/0/0.

Mr. Crowley retook his seat at 7:05pm.

B. Request Corridor Funds – Lowell / Birch / Belknap Road Right-of-Way & Dredge and Fill Permit

Mr. Dhima explained that staff has been working on the Lowell / Birch project and it is on the 10 Year Plan. In terms of the right of way purchase, there are two properties involved. An assessment was completed and the owner was offered 8% more than what it was assessed for. 88 Lowell Road currently has a mortgage on it. The Planning Board has already recommended an expenditure to the Board of Selectmen for \$260,000 and this request is for an amended allowance of up to \$300,000 as he would like to be able to offer the same thing to 77 Lowell Road as were offered to 88 Lowell Road.

Mr. Dhima stated that the second item is a dredge and fill permit. He explained that NH DES cannot seem to get over the fact that the area floods now and will flood in the future. DES is requesting additional information which will lead to an increase of approximately \$80,000 as a change order, which is a significant amount. He has submitted an 8-page memo to DES with all of the backup in hopes of finding a way around this change order cost. If this does not work, he would like the option to recommend an increased amount to the Selectmen. These are both only recommendations to the Board of Selectmen. The expenditures will not happen until the Board of Selectmen approves them.

Mr. Ulery moved to recommend that the Board of Selectmen approve the expenditure of up to \$300,000 for the purchase of the right-of-way, utilizing Zone 1 Traffic Improvements Corridor Account# 2070-000-701, and Zone 2 Traffic Improvements Corridor Account# 2070-000-702, as requested by the Development Services Director, Elvis Dhima. Motion seconded by Mr. Van der Veen.

All in favor – motion carried 7/0/0.

Mr. Ulery moved to recommend that the Board of Selectmen approve the expenditure of an additional \$80,500 for efforts associated with the NHDES Dredge and Fill permit, utilizing Zone 1 Traffic Improvements Corridor Account# 2070-000-701, and Zone 2 Traffic Improvements Corridor Account# 2070-000-702, as requested by the Development Services Director, Elvis Dhima. Motion seconded by Mr. Van der Veen.

All in favor – motion carried 7/0/0.

VII. OLD BUSINESS

A. Proposed Retail Building Site Plan & Conditional Use Permit
SP# 11-25 & CUP# 04-25

1 Bockes Road
Map 145/Lot 001

Purpose: to propose a 12,000 SF multi-tenant retail building with associated parking and drainage improvements. The retaining wall and minor site grading will encroach into the 75-foot wetland buffer. Application acceptance & hearing. **(Continued from March 25, 2026 – Requesting a Deferral to August 26, 2026).**

Mr. Van der Veen moved to defer the Site Plan Application & Conditional Use Permit Application for 1 Bockes Road Retail Building SP# 11-25 & CUP# 04-258, Map 145 / Lot 001-000, 1 Bockes Road, Hudson, NH, to date certain August 26, 2026. Motion seconded by Mr. Crowley.
All in favor – motion carried 7/0/0.

VIII. NEW BUSINESS – None at this time

IX. OTHER BUSINESS

A. Planning Board Member / Alternate Interviews

Mr. Boyer recused himself from this item at 7:20 P.M. and Mr. Hurd was seated in his place.

1. Todd Boyer

Mr. Boyer stated that he has been an alternate on the Board for over a year and has only missed one meeting in that time. He stated that he grew up in Hudson and took over the family business, which he recently sold. His desire now is to give back to his community, and he has the ability to do so. The law has always been an interest of his, as he previously received an associate's degree in criminal justice. He also sits on the Zoning Board of Adjustment. He looks forward to following the rules and the regulations that are set forth and doing what is right. He believes he has the ability to make hard decisions. He can, by-right, sit on both the Planning and Zoning Boards. There is a balancing act as if a case goes to the ZBA and Planning Board. He has run into this situation twice already. During these cases, he has made it known that he sits on both boards and no one has expressed an issue with. When this has come up, he recused himself from the ZBA and sat in the audience, knowing that the Planning Board was down a member and the ZBA had enough members. In this way, he was able to hear the case on the planning side. He believes he has a good handle on this and will continue to make the right decisions.

Mr. Lyko stated that he has served with Mr. Boyer on both the ZBA and Planning Board for at least a year and that Mr. Boyer has proved that he can sit on both. He stated that he believes Mr. Boyer deserves to have a full membership on the Planning Board.

2. Jesse James

Mr. James stated that he is a new homeowner in Hudson. He is interested in getting involved in local government, as local government is where the real changes happen that affect people's lives every single day. He has no interest in state or federal politics, which is why the Planning Board specifically interests him. The work of this Board dictates how the town of Hudson will develop in the future, and he is committed to living in Hudson for the long run. Beyond that, service has always been a consistent part of his life. In high school, he completed over 900 hours of community

service and then joined the Marine Corps where he served for five years. During his time in the Marine Corps, he found community service opportunities in the places he lived. He has seen how different parts of the country have different cultures than New England, and he would like to preserve the New England culture. After getting out of the military, he worked in military contracting in Woburn, MA. He would like to be able to join the Board and learn from the people on it. He believes he has the ability to read the packets, do the research, read the Master Plan, and contribute a new and potentially untapped perspective on the Board.

Mr. Crowley thanked Mr. James for his service. He stated that other perspectives on the Board are always welcome.

Mr. Ulery asked what Mr. James believes the Master Plan is. Mr. James stated that he believes it is supposed to be a set of rules and guidelines for the Board to consider in terms of each application before it. Mr. Ulery asked if Mr. James is aware of the court decision that the Master Plan has not standing in terms of an applicant's presentation before the Board. Mr. James stated that he was unaware. Mr. Ulery noted that the Board is strictly held to the adjudication process when considering applications before it.

Mr. Van der Veen stated that the Master Plan does serve as a guide, but more for considering changes to the zoning regulations or land use regulations, which the Board is involved in. An application is judged only on the current rules.

Mr. Lyko asked how long Mr. James has lived in Hudson. Mr. James stated that he just moved to Hudson this year. Prior to that, he lived in Saugus, MA, and Westborough, MA. Prior to joining the Marine Corps, he lived in Hampton and Exeter, NH. Mr. Lyko noted that the Board has not seen Mr. James at any prior meetings. He asked if Mr. James has watched the meetings online. Mr. James stated that he has not. Mr. Lyko asked if Mr. James has attended any other Town meetings. Mr. James stated that he has not in Hudson. Mr. Lyko noted that all of the meetings are available for watching online and he suggested that this might be a good first step to familiarize oneself.

Mr. Malley noted that Mr. James applied for a full member seat. He asked if Mr. James would be interested in an alternate member seat, if not selected for the full seat. Mr. James stated that he would.

Mr. Boyer moved to appoint **Todd Boyer** as a member of the Planning Board with a term to expire after the March 9, 2027 municipal election. Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

Mr. Crowley moved to appoint **Jesse James** as an alternate member of the Planning Board with a term to expire December 31, 2029. Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.

Mr. Boyer retook his seat at 7:38 P.M.

B. Review Planning Board Rules of Procedure

The Board reviewed the proposed Rules of Procedure.

Mr. Crowley moved to adopt the Town of Hudson, NH, Planning Board Rules of Procedure, dated 07/08/2026. Motion seconded by Mr. Boyer.
All in favor – motion carried 7/0/0.

X. ADJOURNMENT:

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

Meeting adjourned at 7:40 P.M.

Timothy Lyko
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.*