



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: FEBRUARY 26, 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>	Tim Lyko Member <u>X</u>	George Hall Alternate <u>X</u>	George Hurd Alternate <u>X</u>
Todd Boyer Alternate <u>X</u>	Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</u>	Jay Minkarah Town Rep. <u>X</u>

- 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)

- 12 February 2025 Meeting Minutes
Mr. Ulery moved to approve the 12 February, 2025 meeting minutes
Motion seconded by Mr. Crowley. Motion carried 6/0/1 (Van der Veen).

VI. CORRESPONDENCE

- A. Waiver Request – Site Plan Requirement, by Elvis Dhima, Town Engineer.
• 9 Industrial Drive, Map 161 / Lot 040

Mr. Crowley moved to waive **\$275 – Site Plan Review** for the purpose of leasing the 52,000 square foot parking area located at 9 Industrial Drive, Map 161/Lot 040-000, in accordance with the request made by Elvis Dhima, Town Engineer; Subject to the following stipulations:

1. The lease between Drive Force CDL Academy and the Town of Hudson remains valid.
2. No structures shall be erected on site.
3. No earthwork shall be done.

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

VII. CONCEPTUAL DESIGN REVIEW

- A. CSP# 01-25, The Meadows Conceptual Site Plan – 207 Central Street, Map 176 / Lot 041
• Proposed mixed use development with retail and multi-family housing.

Presentation was given by Ryan Hudock of Horizons Engineering, and the applicant, Don Dumont, and comments were given by the board.

Chairman Malley put the meeting into recess @ 8:15 P.M., and returned @ 8:23 P.M.

VIII. NEW BUSINESS

- A. T-Bones Restaurant Site Plan & Conditional Use Permit
SP# 01-25 & CUP# 01-25
Purpose: to propose the development of a 9,500 +/- square-foot restaurant and other associated site improvements which will impact approximately 15,500 square-feet of wetland buffer. Application acceptance & hearing.

256 Lowell Road
Map 228 / Lot 007

Mr. Crowley moved to accept the T-Bones Restaurant Site Plan Application: SP# 01-25, Map 228 / Lot 007, 256 Lowell Road, Hudson, NH.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

*** Conditional Use Permit Application not ready to be heard at this time. ***

Mr. Crowley made a motion to hold to the seven (7) day advanced rule on the new documents handed out.

Motion seconded by Mr. Oates. Motion failed – 3/4/0 (Van der Veen, Malley, Ulery, & Lyko).

Public hearing opened @ 9:14 P.M.

- Colin Goyette – 4 Rita Ave
- Edward Thompson – 22 Burns Hill Road
- Paula Michalski – 1 Rena Ave
- Brenda Boncore – 16 Rita Ave
- Casey Levesque – 9 Rita Ave
- Bob Bellville – 8 Rita Ave
- Cameron Levesque – 9 Rita Ave

Public input closed @ 9:41 P.M.

Mr. Van der Veen made a motion to go past the 10:00 P.M. curfew.

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

Mr. Ulery moved to continue the T-Bones Restaurant Site Plan Application: SP# 01-25, Map 228 / Lot 007, 256 Lowell Road, Hudson, NH, to date certain, March 26, 2025.

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

IX. ADJOURNMENT

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

Meeting adjourned at 10:33 P.M.

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.