



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: JUNE 12, 2024

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>	Michael Lawlor Alternate <u>X</u>	George Hall Alternate <u>X</u>	Tim Lyko Member <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>	

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- 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)
 - 29 May 2024 Meeting Minutes.
Minutes not available – moved to June 24, 2024 meeting.

- VI. OLD BUSINESS
 - A. Starbucks Drive-Thru Site Plan 77 Derry Street
SP# 04-24 Map 165/Lot 155
Purpose: to show a proposed 2,472 sf drive-thru restaurant along with appurtenant parking and site improvements (Continued from May 15, 2024).

WAIVER:

Mr. Ulery moved to grant a waiver from **§275-8.C.(2)**, Parking Calculations, to allow for a total of 421 parking spaces, where 644 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. Lyko. Motion carried – 5/2/0 (Oates & Crowley)

Mr. Ulery moved to approve the site plan for the Non-Residential Site Plan SP# 04-24, Map 165 Lot 155, 77 Derry Street, Hudson, NH; prepared by: Hayner/Swanson, Inc. 3 Congress Street, Nashua, NH 03062; prepared for: Hudson-Vickerry, LLC, 25 Orchard View Drive, Londonderry,

NH 03053; consisting of 16 sheets and general notes 1-24 on Sheet 1; dated February 16, 2024, revised May 22, 2024; and:

That the Board finds that this application complies with the Zoning Ordinances and with the Land Use Regulations 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 Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
3. All improvements shown on the Plan, including Notes 1-24, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. A cost allocation procedure (CAP) amount of \$46,736.40 shall be paid prior to the issuance of a Certificate of Occupancy.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
7. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
8. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
9. The vacant spaces shall not be used for restaurant purposes.
10. Pedestrian crossing signs be placed at the exit for the right hand turn, as well as the canoe island, at the two proposed crosswalks.
11. To receive verification from the Town Engineer that the catch basin detail on sheet 11 of 16 meets the Towns requirements.
12. Addition of bollards at the northwestern & northeastern corners of the building.

Motion seconded by Mr. Lyko. Motion carried 5/2/0 (Oates & Crowley).

Mr. Ulery moved to have the Planning Board issue a memo to the Town Engineer requesting a data analysis on pedestrian usage, and utilization of Cost Allocation Procedure (CAP) Impact Fees, to repave the section of sidewalk adjacent to the current Site Plan under review.

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

VII. NEW BUSINESS

- A. Ledge Road 4-Lot Subdivision Plan 32 Ledge Road
Map 166/Lot 011
SB# 01-24
Purpose: to depict the subdivision of Map 166/Lot 011 into four (4) single-family lots. Application acceptance & hearing.

Mr. Ulery moved to defer further review of the subdivision application, Subdivision Plan SB# 01-24, Map 166/Lot 011, 32 Ledge Road, date specific, to the July 10, 2024 meeting.

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

VIII. CONCEPTUAL DESIGN

- A. Restaurant & Residential Conceptual Site Plan 256 Lowell Road
Map 228/Lot 007
CSP# 01-24
Purpose: to depict the proposed mixed use plan which involves constructing a 10,000 +/- square-foot restaurant, and 48 residential dwelling units and other associated site improvements.

Presentation by Sam Foisie of Meridian Land Services, Inc., and Tom Boucher owner & CEO of Great NH Restaurant Group.

IX. OTHER BUSINESS

- A. Planning Board Appointments
William Eaton Jr. (alternate vacancy expiring December 2026)

Applicant was not present for interview.

X. ADJOURNMENT

Mr. Crowley moved to adjourn. Motion seconded by Mr. Oates. All in favor motion carried 7/0/0. Meeting adjourned at 9:28 P.M.

Ed Van der Veen, Secretary

Mr. Ulery accepted the minutes on 6/26/24.

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

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).