



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: JULY 10, 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>	Tim Lyko Member <u>X</u>	George Hall Alternate <u>X</u>	Michael Lawlor Alternate <u>E</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)
None.
 - VI. SURETY BONDS
 - A. Shepherds Hill – Phase V-VII Water & Sewer Infrastructure

Mr. Ulery moved to approve a bond amount of \$1,084,200.00 relative to the water and sewer improvements located at Gifford Circle, Trinity Circle, & Clearview Circle, Map 177 /Lot 005-000 as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated June 13, 2024, together with the Road Guarantee Estimate Form.

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

- B. Forest Meadows – 2 Year Maintenance Bond

Mr. Ulery moved to approve a bond amount of \$57,400.00 relative to the 2-year maintenance bond located at Ashlyn Drive, Map 237 / Lot 032-000 as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated June 10, 2024, together with the Road Guarantee Estimate Form.

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

C. 25 Webster Street Subdivision – Water & Sewer Improvements

Mr. Lyko moved to approve a bond amount of \$110,171.00 relative to the water and sewer improvements at Davey Way, Map 187 / Lot 001-001 as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated June 27, 2024, together with the Road Guarantee Estimate Form.

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

VII. OLD BUSINESS

A. Ledge Road 4-Lot Subdivision Plan
SB# 01-24

32 Ledge Road
Map 166/Lot 011

Purpose: to depict the subdivision of Map 166/Lot 011 into four (4) single-family lots. (Continued from the June 12, 2024 meeting)

@ 7:06 P.M. Mr. Boyer recused himself.

Mr. Ulery moved to accept the subdivision application, Ledge Road 4-Lot Subdivision Plan, SB# 01-24, Map 166 / Lot 011, 32 Ledge Road, Hudson, NH.

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

MOTION TO APPROVE:

Mr. Crowley moved to approve the subdivision plan entitled: Ledge Road 4-Lot Subdivision Plan SB# 01-24, Map 166/Lot 011, 32 Ledge Road, Hudson, NH; prepared by The Dubay Group, 136 Harvey Road Bldg. B101, Londonderry, NH 03053; prepared for Boyer Revocable Trust of 2019, 2 Merrill Street, Hudson, NH 03051; consisting of ten sheets, and plan notes 1 thru 11 on sheet 2; dated March 29, 2024, last revised June 27, 2024; 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 HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$6,194.00 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lots. This fee is comprised of traffic, school, and recreation impact fees.
3. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday, and between 7:00 A.M. and 3:00 P.M. on Saturday. No exterior construction after 3:00 P.M. on Saturday, and no exterior construction activities shall occur on Sunday.

6. Sheet 3 Subdivision Plan note #1 shall include statement that the intent of the plan is to subdivide Map 155 / lot 011 into four single-family residential lots.
7. Sheet 3 Subdivision Plan note #7 shall include statement of the 25-foot cemetery setback in the listed criteria.
8. Plans shall be revised to eliminate Lot 011-003 driveway intrusion into the 25-foot cemetery setback.
9. All easement language to be reviewed and approved by Town Counsel and Town Engineer, and recorded prior to issuance of first Certificate of Occupancy.

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

@ 7:52 P.M. Mr. Boyer returned to seat.

VIII. NEW BUSINESS

- A. 21-23 Greeley Street Lot Line Relocation Plan 21 & 23 Greeley St.
Map 168/Lots 075 & 074
 SB# 02-24
 Purpose: to adjust the lot line between Map 168/Lots 075 & 074. Application acceptance & hearing.

Mr. Lyko moved to accept the application for the Lot Line Adjustment Plan SB# 02-24, Map 168 / Lots 074 & 075, 21-23 Greeley Street, Hudson, NH.

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

MOTION TO APPROVE:

Mr. Oates moved to approve the Lot Line Relocation Plan entitled: Lot Line Adjustment Plan SB# 02-24, Map 168 Lots 074 & 075, 21-23 Greeley Street, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, INC. (KNA), 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Andrew Patterson & Kirk Thibodeau, 21-23 Greeley Street, Hudson NH 03051; consisting of sheets 1-2 and general notes 1-8 on Sheet 1; dated May 20, 2024; 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 Interim Town Planner and Town Engineer.
3. Prior to Planning Board endorsement of the Plan, the applicants shall confirm the location of the sewer service or septic on Lot 075, and ensure that access is retained.
4. Setback lines shall be accolated to the Plans.

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

- B. Brox Industries, Inc. Lot Line Relocation Plan 85 Greeley St. & 10 R Hazelwood Rd.
SB# 03-24 Map 150/Lot 013 & Map 142/Lot 024
Purpose: to adjust the lot line between Map 150/Lot 013 & Map 142/Lot 024. Application acceptance & hearing.

Mr. Lyko moved to defer the public hearing for the Brox Industries, Inc. Lot Line Relocation Plan at 85 Greeley Street & 10 R Hazelwood Road, Hudson, NH, Map 150 / Lot 013 & Map 142 / Lot 024, to date certain, July 24, 2024.

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

IX. OTHER BUSINESS

None.

X. ADJOURNMENT

Mr. Crowley moved to adjourn. Motion seconded by Mr. Lyko. All in favor motion carried 6/0/1 (Oates).

Meeting adjourned at 8:29 P.M.

Ed Van der Veen
Secretary

Mr. Crowley accepted the minutes on 7/24/24.

Motion seconded by Mr. Lyko. Motion carried 6/0/1 (Morin)

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