



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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### MINUTES/DECISIONS OF THE PLANNING BOARD MINOR SITE REVIEW COMMITTEE MEETING JULY 1, 2024

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

Jay Minkarah  
SSRC Chair: X

Tim Malley  
Planning Board Rep.: X

Bob Guessferd  
Select. Rep.: X

- I. CALL TO ORDER AT 5:01 P.M.
- II. ROLL CALL
- III. NEW BUSINESS

A. Vintage Makers, LLC dba Smokin' Betty's Cigars 13 Park Avenue  
MSP# 04-24 Map 161/Lot 033  
Purpose: to sell premium cigars, wine, and beer from the existing showroom that sells custom wine cellars, humidors, and related millwork. The current approved use and site plan is (E-6) *Manufacturing* per §334-21 Table of Permitted Principal Uses. The sale of wine & cigars would be an additional use (D-8) *Retail sale of beer and wine*, and (D-&) *Retail food or drug store*. Application acceptance & hearing.

Mr. Guessferd moved to accept the Minor Site Plan Application / Vintage Makers, LLC dba Smokin' Betty's Cigars, MSP# 04-24, Map 161 / Lot 033, 13 Park Avenue.

Motion seconded by Mr. Minkarah. All in favor – motion carried 3/0/0.

No public input.

Mr. Guessferd moved to approve the Minor Site Plan Application / Vintage Makers, LLC dba Smokin' Betty's Cigars, MSP #04-24, Map 161 / Lot 033, 13 Park Avenue, Hudson, New Hampshire, Hillsborough County; and:

That the Committee 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. No building expansions or alterations of the exterior site layout, parking spaces, vehicular circulation or greenspace shall be permitted with the exception of exterior signage and standard maintenance and upkeep.
2. Retail associated with this approval shall be confined to the sales of Cigars, Wine, and Beer.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

Motion seconded by Mr. Minkarah. All in favor – motion carried 3/0/0.

#### IV. ADJOURNMENT

Mr. Guessferd moved to adjourn. Motion seconded by Mr. Minkarah. Motion carried 3/0/0. Meeting adjourned at 5:07 p.m.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Timothy Malley  
Planning Board Rep.