



# 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: AUGUST 28, 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>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>E</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)
    - 24 July 2024 Meeting Minutes.  
Mr. Crowley moved to approve the July 24, 2024 meeting minutes.  
Motion seconded by Mr. Lyko. Motion carried 5/0/2 (Ulery & Guessferd).
  - VI. CORRESPONDENCE
    - Establish Surety Bonds – by Elvis Dhima, Town Engineer
      - Ledge Road Subdivision Water & Sewer

Mr. Boyer recused himself @ 7:02 P.M.

Mr. Ulery moved to approve a bond amount of \$95,580.00 relative to the water and sewer improvements at 32 Ledge Road, Map 166/Lot 011-000, as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated August 1, 2024, together with the Road Guarantee Estimate Form.

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

Mr. Boyer returned to seat @ 7:04 P.M.

- Target Development Onsite & Landscaping Improvements

Mr. Crowley recused himself @ 7:05 P.M. Mr. Hall seated as member @ 7:05 P.M.

Mr. Ulery moved to defer the bond amount of \$11,426,310.00 relative to the On-Site and landscaping improvements at 269 Lowell Road – Map 239/Lot 001-000 & Map 234/Lot(s) 005, 034, 035, as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated July 2, 2024, together with the Road Guarantee Estimate Forms, to date specific, September 11, 2024.

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

Mr. Hall returned to alternate @ 7:29 P.M. Mr. Crowley reseated @ 7:29 P.M.

- Release Surety Bond – by Elvis Dhima, Town Engineer
  - Friars Court Apartment Right of Way

Mr. Ulery moved to release the bond in amount of \$54,554.00 relative to construction within the Friar Court Right of Way, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

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

## VII. OLD BUSINESS

- A. Campbello Street Extension Conditional Use Permit 36 Campbello Street  
Map 165/Lot 049  
CUP# 03-23  
Purpose: to allow construction of a stormwater infiltration basin within approximately fifteen (15) feet of a wetland where fifty (50) feet is required by the Hudson Zoning Ordinance, Section 334-36. A permanent wetland buffer impact of approximately 4,500 square-feet is proposed where the majority of which will affect the wetland buffer along the easterly side of proposed Lot 6. (Continued from the June 26, 2024 meeting - ***Applicant requesting a deferral to the October 23, 2024 meeting***)

Mr. Crowley moved to defer the public hearing for the Campbello Street Extension CUP# 03-23, 36 Campbello Street, Hudson, NH, Map 165/Lot 049, to date certain, October 23, 2024.

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

- B. Campbello Street Extension Site Plan 36 Campbello Street  
Map 165/Lot 049  
SP# 05-24  
Purpose: to depict the layout of eleven (11) single-family residential condominium units on a private right-of-way, and all associated site improvements. Ten (10) units will be newly developed, and one (1) unit is existing. (Continued from the June 26, 2024 meeting – ***Applicant requesting a deferral to the October 23, 2024 meeting***)

Mr. Van der Veen moved to defer the public hearing for the Campbello Street Extension SP# 05-24, 36 Campbello Street, Hudson, NH, Map 165/Lot 049, to date specific, October 23, 2024, in which the applicant must attend even if requesting a deferral to a later date.

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

C. 288 Webster Street 4-Lot Subdivision Plan  
SB# 04-24

288 Webster Street  
Map 128/Lot 006

Purpose: to depict the subdivision of Map 128/lot 006 into four (4) residential duplex lots with frontage on Webster Street. (Continued from the July 24, 2024 meeting)

Mr. Lyko moved to defer the public hearing for the Webster Street Subdivision SB# 04-24, 288 Webster Street, Hudson, NH, Map 128/Lot 006, to date certain, September 25, 2024.

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

VIII.

ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Crowley. All in favor motion carried 7/0/0. Meeting adjourned at 7:48 P.M.

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Ed Van der Veen  
Secretary

*Mr. Ulery accepted the minutes on 9/11/24.*

*Motion seconded by Mr. Crowley. Motion carried 6/0/0.*

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