



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: OCTOBER 9, 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>E</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>

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- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. SEATING OF ALTERNATES
Mr. Hall for Mr. Van der Veen.
 - V. MINUTES OF PREVIOUS MEETING(S)
 - 25 September 2024 Meeting Minutes.
Mr. Ulery moved to approve the September 25, 2024 meeting minutes as amended.
Motion seconded by Mr. Hall. Motion carried 5/0/1 (Oates).
 - VI. PERFORMANCE SURETIES
 - Establish Surety Bonds – by Elvis Dhima, Town Engineer
 - Terraceview Drive (Granite Heights Subdivision) – Reduction & 2 Year Maintenance Bond

Mr. Crowley moved to establish the bond for Terraceview Drive for road infrastructure, in the amount of \$149,465.00, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.
 - VII. NEW BUSINESS
 - A. Shepherd’s Hill Site Plan Extension Request
SP# 08-22
Purpose: to request a two-year extension for the November 30, 2022 approved site plan, recorded at the HCRD as Plan #'s 42193 & 42194. Application acceptance & hearing.

Shadowbrook Drive
Map 177/Lot 005

Mr. Oates moved to defer action on the applicant's request for two-year extension of the site plan approval SP# 08-22, Shepherd's Hill Map 177 / Lot 005 and approved at the November 30, 2022 meeting, to date specific, November 13, 2024.

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

- B. Library Street, LLC 2-Lot Subdivision Plan 19 Library Street
SB# 05-24 Map 182/Lot 111
Purpose: to depict the subdivision of Map 182 / Lot 111 into two (2) residential lots. Application acceptance & hearing.

Mr. Ulery moved to accept the subdivision application: Subdivision Plan SB# 05-24, Map 182 / Lot 111, 19 Library Street, Hudson, New Hampshire.

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

Public input opened & closed @ 7:28 P.M. – No public input.

MOTION TO APPROVE:

Mr. Crowley moved to approve the Subdivision Plan application SB# 05-24, Map 182/Lot 111, 19 Library Street, Hudson, New Hampshire; prepared by: Boudreau Land Surveying, 2 Beatrice Lane, Newmarket, NH 03857; prepared for: Library Street, LLC, 19 Library Street, Hudson, NH 03051; consisting of two sheets, and plan notes 1-13 on sheet C1; dated September 30, 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 \$6194.00 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. The applicant shall provide stamped plans by a NHPE for the driveway plan and profile.
4. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
5. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
6. Construction activities involving the proposed undeveloped lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
7. No accessory features will be within five (5) feet of the side lot line (setback).

Mr. Crowley made a motion that the driveway has a fifteen (15) foot setback.

Motion seconded by Mr. Oates. Motion failed 2/5/0 (Lyko, Malley, Hall, Guessferd, and Ulery).

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

VIII. CORRESPONDENCE

- Request for Corridor Funds – by Elvis Dhima, Town Engineer
 - One Rectangular Rapid Flashing Beacon - \$19,989.00

Mr. Ulery moved to recommend to the Board of Selectmen the purchase and installation of one (1) rectangular rapid flashing beacon using Zone 1 Traffic Improvements Corridor Account Number 2000-2070-000-0701 (50%), and Zone 2 Traffic Improvements Corridor Account Number 2000-2070-000-0702 (50%), not to exceed \$19,989.00, in accordance with the request made by Elvis Dhima, Town Engineer.

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

IX. ADJOURNMENT

Mr. Crowley moved to adjourn. Motion seconded by Mr. Lyko. All in favor motion carried 7/0/0. Meeting adjourned at 9:19 P.M.

Tim Lyko, Member

Mr. Ulery accepted the minutes as amended on 10/23/24.

Motion seconded by Mr. Crowley. Motion carried 6/0/1 (Van der Veen).

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