



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: DECEMBER 11, 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>E</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
Mr. Hall seated for Mr. Van der Veen.
Mr. Boyer seated for Mr. Oates.
 - V. MINUTES OF PREVIOUS MEETING(S)
 - 13 November 2024 Meeting Minutes.
Mr. Crowley moved to approve the November 13, 2024 meeting minutes.
Motion seconded by Mr. Lyko. Motion carried 7/0/0.
 - VI. PERFORMANCE SURETIES
 - Reduce Surety Bond – by Elvis Dhima, Town Engineer
Eagle’s Nest Estates Subdivision – First Bond Reduction Phase 1
 - Reduce Surety Bond – by Elvis Dhima, Town Engineer
Eagle’s Nest Estates Subdivision – First Bond Reduction Phase 2

Mr. Ulery moved to approve a bond reduction of \$274,779.91 leaving a balance of \$557,849.11 for the Eagles Nest Estates Surety bond, in accordance with the recommendation of the Town Engineer, Elvis Dhima. (Phase 1 and Phase 2 combined into one (1) bond)

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

 - Reduce Surety Bond – by Elvis Dhima, Town Engineer
Ledge Road Subdivision Water/Sewer – First Bond Reduction

Mr. Boyer recused himself @ 7:01 P.M.

Mr. Ulery moved to approve a bond reduction of \$84,720.00 leaving a balance of \$10,860.00 for the Ledge Road Subdivision, in accordance with the recommendation of the Town Engineer, Elvis Dhima. Motion seconded by Mr. Crowley. All in favor – motion carried 6/0/0.

Mr. Boyer reseated @ 7:08 P.M.

VII. NEW BUSINESS

- A. Mansfield Drive – Drainage Easement Change of Ownership 28 Mansfield Drive
Map 147/Lot 024
SP# 07-24
Purpose: to request approval of a Drainage Maintenance Agreement to reflect a change in ownership. Acceptance & hearing.

Mr. Crowley moved to approve the Drainage Maintenance Agreement for 28 Mansfield Drive, Hudson, NH 03051, Map 147/Lot 024-000, in accordance with the recommendation of the Town Engineer, Elvis Dhima, with the following stipulation;

1. The applicant shall record the Notice of Approval along with the Drainage Agreement at the HCRD.

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

- B. Verizon Wireless Antenna Facility 12 Grove Farm Road
Map 235/Lot 012-001
CUP# 03-24
Purpose: to show the proposed co-location of Verizon Wireless’s antenna equipment at Groves Farm Road Water Tank site, owned by the Town of Hudson. (March 12, 2024 Town Ballot, Article 25 Ratification of Lease Agreement South Water Tank - Passed) Application acceptance & hearing.

Mr. Boyer moved to accept the Conditional Use Permit application for Hudson 3 NH CUP# 03-24, Map 235/Lot 012-001, 12 Groves Farm Road, Hudson, New Hampshire.

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

Mr. Crowley moved to approve the Conditional Use Permit Application for the Conditional Use Permit Hudson 3 NH CUP# 03-24, Map 235 Lot 012-001, 12 Groves Farm Road, Hudson, New Hampshire; prepared by: Dewberry Engineers Inc., 99 Summer Street Suite 700, Boston, MA, 02110; prepared for: Cellco Partnership d/b/a Verizon Wireless, 51 Adler Street, Medway, MA 02053; consisting of sheets 1-13 and general notes 1-32 on Sheet GN-1; dated July 23, 2024; last revised October 22, 2024; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Approval, which shall be recorded at the HCRD, together with the Plan.
2. Prior to the Planning Board endorsement of the CUP, it shall be subject to final administrative review by the Interim Town Planner, Town Engineer, and Town Counsel.
3. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M, Monday thru Saturday. No exterior construction activities shall be allowed on Sundays.

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

VIII. OTHER BUSINESS

A. Consideration of potential Zoning Amendments

Item 4 Amend Section 334-15 B. Parking Prohibited, and Article II Terminology, to define tractor trailers and prohibit the parking or storage of tractor trailers in certain residential zoning districts.

Amend Article II Terminology, Section 334-6 Definitions to include a new definition as follows:

Commercial Trailer: shall mean a trailer that is designed to be hitched or attached to, or lifted and to transport, carry, hail, or store property, goods, cargo, or other commercial items.

Amend Section 334-15 Parking, to include a new Section 334-15 B. (5) to read as follows:

The parking or storage of any commercial trailer that requires a king pin to be hitched to a vehicle. This is prohibited in any residential or TR, R-1, or R-2 district. This regulation shall not be construed as prohibiting such trailers from loading or unloading in such districts in servicing uses therein.

*Mr. Crowley moved to send item 4 to a public hearing, date specific, January 8, 2025.
Motion seconded by Mr. Hall. All in favor – motion carried 7/0/0.*

Item 13 Mixed Use Village District

Establish a new Mixed-Use District (MUVD) in one or more areas on or about major arterials and/or commercial corridors in town. District boundaries, lot size, density and setback requirements to be determined.

Amend Article IV, Establishment of Districts, Section 334-17 Districts enumerated; Zoning Map, to include a new Mixed Use Village District as follows:

Full Name	Short Name
Mixed Use Village District	MUVD

Amend Article IV, Establishment of Districts, Section 334-18 Districts described, to include a new subsection to read as follows and to re-letter the section accordingly:

Mixed Use Village District (MUVD). The MUVD District aims to blend residential, commercial, civic, and recreational spaces while preserving the New England character, prioritizing sustainability, and fostering community engagement. Permitted uses would include single-family homes, townhouses, and low-rise apartments together with shops, cafes, restaurants, and various civic uses.

*Mr. Crowley moved to send item 13 to a public hearing, date specific, January 8, 2024.
Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.*

Item 14 Recreation and Open Space District

Establish a New Recreation and Open Space District (ROS). District boundaries, lot size, and setback requirements to be determined.

Amend Article IV, Establishment of Districts, Section 334-17 Districts enumerated; Zoning Map, to include a new Recreation and Open Space District as follows:

Full Name	Short Name
Recreation and Open Space	ROC

Amend Article IV, Establishment of Districts, Section 334-18 Districts described, to include a new subsection to read as follows and to re-letter the section accordingly.

Recreation and Open Space District (ROS). The ROS District is intended to provide areas dedicated exclusively to indoor and outdoor recreational activities and preserve open spaces. Permitted uses would include natural areas and outdoor recreation facilities such as athletic fields, golf courses, hard courts and trails as well as indoor facilities such as gyms, sports areas, fitness centers, bowling alleys, ice-skating arenas and similar uses. Residential and industrial uses would be prohibited.

*Mr. Crowley moved to send item 14 to a public hearing, date specific, January 8, 2024.
No second motion made – **Motion failed.***

Item 15 Light Industrial (LI) District

Establish a new Light Industrial (LI) District. District boundaries, lot size, and setback requirements to be determined.

Amend Article IV, Establishment of Districts, Section 334-17 Districts enumerated; Zoning Map, to include a new Mixed Use Village District as follows:

Full Name	Short Name
Light Industrial	LI

Amend Article IV, Establishment of Districts, Section 334-18 Districts described, to include a new subsection to read as follows and to re-letter the section accordingly:

The Light Industrial (LI) District is established to provide areas for light industrial and high-tech uses. The district aims to promote economic development while ensuring environmental protection and minimize adverse impacts on surrounding properties. Permitted uses would include light manufacturing and assembly, research and development facilities, high-tech industries, warehousing and distribution centers and ancillary office uses.

No action taken at this time.

Item 16 Dark Skies Compliance

Amend the Zoning Ordinance to include a new Article XXI, Dark Skies Compliance, to preserve and protect the nighttime environment by creating a new permit requirement for outdoor lighting, new lighting zones and establishing requirements for outdoor lighting

fixture type, size, luminosity and location and to implement curfews for non-essential lighting with certain exceptions for emergency, temporary and historical lighting fixtures.

No action taken at this time.

Item 17 Cemetery Setbacks

Amend Article IV to add a new subsection Section 334-16.2 to establish a consistent 25 foot setback from any cemetery.

New subsection 334-16.2 to read as follows:

25-foot Cemetery Setback: No new construction, excavation, or building shall be conducted within 25 feet of a known burial site or within 25 feet of the boundaries of an established burial ground or cemetery, whether or not such burial site or burial ground was properly recorded in the deed to the property, except when such construction, excavation, or building is necessary for the construction of an essential service, as approved by the Selectboard in concurrence with the cemetery trustees.

No action taken at this time.

Item 18 Minimum Setbacks for Sheds

Amend Section 334-Attachment 4, Table of Minimum Dimensional Requirements, to include a new Note #4 to reduce the minimum setback for all sheds 200 square feet or less in area from 15-feet to 5-feet.

New Section 334-Attachment 4, Note 4 to read as follows:

4. Sheds equal to or less than 200 square feet in area must be setback a minimum of 5-feet from any side or rear lot line.

Mr. Ulery moved to send item 18 to a public hearing, date specific, January 8, 2024.

Motion seconded by Mr. Hall. Motion carried 6/1/0 (Crowley).

IX. ADJOURNMENT

Mr. Boyer moved to adjourn. Motion seconded by Mr. Crowley. All in favor motion carried 7/0/0. Meeting adjourned at 9:27 P.M.

Timothy Lyko, Member

Mr. Oates accepted the minutes on 01/08/25.

Motion seconded by Mr. Lyko. 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).