



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 MINOR SITE REVIEW COMMITTEE MEETING AUGUST 26, 2024

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

Jay Minkarah

Timothy Malley

Robert Guessferd

SSRC Chair: X

Planning Board Rep.: X

Select. Rep.: X

- I. CALL TO ORDER AT 5:05 P.M.
- II. ROLL CALL

III. NEW BUSINESS

- A. 3 & 9 Melendy Road Change of Use
MSP# 06-24

3 & 9 Melendy Road
Map 182/Lot 215

Purpose: to depict the change of use from warehouse to automotive services for the existing building located at 9 Melendy Road. Application acceptance & hearing.

Mr. Guessferd moved to accept the minor site plan application for Change of Use Site Plan MSP# 06-24, Map 185 / Lot 215, 3 & 9 Melendy Road, Hudson, New Hampshire, 03051.

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

Public input opened @ 5:09 P.M. – No public input – Closed @ 5:09 P.M.

Mr. Guessferd moved to approve the minor site plan for the Change of Use Site Plan MSP# 06-24, Map 182 Lot 215, 3 & 9 Melendy Road, Hudson, New Hampshire 03051; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Steven Febonio, 52 Walnut Hill Road, Goffstown, NH 03045; consisting of 2 sheets and general notes 1-12; dated July 29, 2024; and:

That the Committee finds that this application will comply 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. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.

2. Prior to the issuance of a certificate of completion, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
5. Amend the plan to depict temporary vehicle storage of up to six vehicles in the gravel area as shown on the plan.
6. Add “No Parking” signs along the easterly and westerly perimeter of the temporary vehicle storage area to supplement the proposed wetlands buffer boundary markers.
7. Update notes on Plan to reflect the existing uses on the site.

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

B. 24 Constitution Drive Site Plan Amendment
MSP# 07-24

24 Constitution Drive
Map 170/Lot 034

Purpose: to amend the original site plan to show the proposed site improvements including an eight (8) foot chain link perimeter fence with privacy slabs, concrete generator and equipment pads, and a dual motorized gate entry. Application acceptance & hearing.

Mr. Guessferd moved to accept the minor site plan application for 24 Constitution Drive, Amended Site Plan MSP# 07-24, Map 170 / Lot 034, 24 Constitution Drive, Hudson, New Hampshire, 03051.

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

Public input opened @ 6:04 P.M. – No public input – Closed @ 6:04 P.M.

Mr. Guessferd moved to approve the minor site plan for 24 Constitution Drive, Amended Site Plan MSP# 07-24, Map 170 / Lot 034, 24 Constitution Drive, Hudson, New Hampshire, 03051; prepared by: Hayner-Swanson Inc., 3 Congress Street, Nashua 03062; prepared for: Princecape Realty, LLC, 21 Industrial Drive, Hudson, NH 03051; consisting of 1 sheet and general notes 1-7; dated August 12, 2024; 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. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.

2. Prior to the issuance of a certificate of completion, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
Motion seconded by Mr. Minkarah. All in favor –motion carried 3/0/0.

I. OLD BUSINESS

A. Sensory Seekers LLC Change of Use Site Plan
MSP# 03-24

102 Derry Street
Map 165/Lot 154

Purpose: to propose a change of use of the existing building from an educational institute to indoor recreation & educational use, offering an inclusive play space designed for, but not limited to, children who exhibit different sensory needs (*Clarification of the Approval dated June 17, 2024*).

The scope of the approval was discussed. It was agreed that the approved use included education (classes) and camps. It was also acknowledged that the state requires a childcare license for camps, but that Sensory Sneakers understands that operating a day care is not within the scope of the Planning Board Approval. The applicants were advised to resubmit the state form to the town so that it could be filled out correctly. The total number of children permitted was discussed. It was affirmed that the total number of children present at one time cannot exceed forty and that if the applicants wish to increase the approved capacity, they would have to reapply.

IV. ADJOURNMENT

Mr. Guessferd moved to adjourn. Motion seconded by Mr. Minkarah. Motion carried 3/0/0. Meeting adjourned at 6:27 p.m.

Timothy Malley
Planning Board Rep.