



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: MARCH 12, 2025

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>E</u>
James Crowley Member <u>X</u>	Tim Lyko Member <u>X</u>	George Hall Alternate <u>X</u>	George Hurd 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 for Mr. Oates.
 - V. MINUTES OF PREVIOUS MEETING(S)
 - 26 February 2025 Meeting Minutes
Mr. Ulery moved to approve the 26 February, 2025 meeting minutes
Motion seconded by Mr. Crowley. Motion carried 7/0/0.

VI. NEW BUSINESS

- A. S.L. Chasse Steel Laydown Yard Site Plan
SP# 02-25

203 Robinson Road
Map 105 / Lot 017-001 & 017-002

Purpose: to voluntarily merge lots 017-002 and 017-001 to created one lot, and depict the proposed 121,815 square-foot paved laydown yard and infiltration pond. There are no buildings, and no parking spaces proposed with this application, as the area will be used exclusively for storage of materials and construction machinery. Application acceptance & hearing.

Mr. Van der Veen moved to accept the Site Plan application for SP# 02-25 Amended Non-Residential Site Plan, S.L. Chasse Steel, Map 105/Lot 017-001 & 017-002, 203 Robinson Road, Hudson, NH.

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

Public input opened @ 7:05 P.M. & closed @ 7:05 P.M. – No public input.

WAIVERS GRANTED:

Mr. Ulery moved to grant a waiver from **§276-11.1.B(12)(a) – 200’ Residential setback**, to allow for improvements no less than 100’ from the residential buffer, where 200’ would otherwise be required, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

Mr. Ulery moved to grant a waiver from **§275-8.C.7(c) – Landscaping**, to allow for the planning of 11-13 trees where 77 would otherwise be required, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

Mr. Van der Veen moved to grant a waiver from **§275-8.C.7(d) – Landscaping**, to allow for the planting of 0 shrubs, where otherwise 614 would be required, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

TO CONTINUE:

Mr. Crowley moved to continue the site plan application for SP# 02-25 Amended Non-Residential Site Plan, S.L. Chasse Steel, Map 105 / Lots 017-001 & 0017-002, 203 Robinson Road, Hudson, NH, to date certain, April 9, 2025.

No second – Motion failed.

TO APPROVE:

Mr. Ulery moved to approve the site plan application for the Site Plan entitled SP# 02-25 Amended Non-Residential Site Plan, S.L. Chasse Steel, Map 105/Lots 017-001 & 017-002, 203 Robinson Road, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3, Bedford, NH 03110; prepared for: Steel Properties, LLC, 8 Christine Drive, Hudson, NH 03051; consisting of 12 sheets and general notes 1-36 on Sheet 1; dated January 22, 2025; and:

That the Planning Board finds that this application complies with the Zoning Ordinances with consideration to the variances granted, and with the Land Use Regulations with consideration of the waivers granted; 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 Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.

2. All stipulations of the approval granted on September 8, 2021 in subject case SP# 03-21 “S.L. Chasse Steel Site Plan”, and October 26, 2022 in subject case SP# 10-22 “S.L. Chasse Steel Revised Site Plan” shall remain in effect.
3. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “As-Built” site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved Site Plan.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Construction activities involving the subject 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 be allowed on Sundays.
6. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
7. Subject to satisfactory review by town consulting engineer, Fuss & O’Neill.
8. 100’ (foot) buffer zone shall remain entirely wooded.
9. Fuss & O’Neill to review the Plan & Profile.

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

VII. OTHER BUSINESS

A. Master Plan – Population & Housing Chapter

Mr. Minkarah reviewed the draft chapter with the Board. He explained that this draft had been prepared before the Town received the HOP grant that was intended to support preparation of a new draft Housing chapter. He stated that if the format and general content is acceptable to the Board, he would update the data and provide the Board with a revised draft. It was the consensus of the Board that the draft chapter was acceptable and should be updated to include more recent data.

VIII. ADJOURNMENT

Mr. Lyko moved to adjourn. Motion seconded by Mr. Crowley. All in favor motion - carried 7/0/0.
Meeting adjourned at 8:46 P.M.

These minutes are in draft form and have not yet been approved by the Planning Board.

Note: Planning Board minutes are not a transcript. For full details a video of the meeting is available on HCTV (Hudson Community Television) www.hudsonctv.com.