



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: FEBRUARY 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>E</u>	Victor Oates Member <u>X</u>
James Crowley Member <u>X</u>	Tim Lyko Member <u>X</u>	George Hall Alternate <u>E</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. Boyer seated for Mr. Van der Veen.
- V. MINUTES OF PREVIOUS MEETING(S)
 - 8 January 2025 Meeting Minutes
Mr. Ulery moved to approve the January 8, 2025 meeting minutes
Motion seconded by Mr. Crowley. All in favor – Motion carried 7/0/0.
 - 22 January 2025 Meeting Minutes
Mr. Ulery moved to approve the January 22, 2025 meeting minutes as amended.
Motion seconded by Mr. Crowley. Motion carried – 6/0/1 (Malley).
- VI. CORRESPONDENCE
 - A. Bond Reduction – Target Onsite Water & Sewer, by Elvis Dhima, Town Engineer.

Mr. Crowley recused himself @ 7:03 P.M.

Mr. Ulery moved to approve a bond reduction of \$4,749,924.00 leaving a balance of \$6,676,386.00 for the Target Flow Center Water & Sewer Infrastructure, in accordance with the recommendation of the Town Engineer, Elvis Dhima.
Motion seconded by Mr. Boyer. Motion carried 5/0/1 (Oates).

Mr. Crowley reseated @ 7:05 P.M.

Mr. Oates made a motion to move both “Old Business” applications until further date due to the meeting materials not getting to board members on time.

Motion seconded by Mr. Crowley. Motion failed 2/5/0 (Lyko, Malley, Ulery, Boyer, & Guessferd).

Mr. Ulery moved to allow the applicants to present, but no decisions would be made.

Motion seconded by Mr. Boyer. Motion carried 5/2/0 (Oates & Crowley).

VII. OLD BUSINESS

A. Inside Out Painting and Remodeling Site Plan

SP# 07-24

100 Lowell Road

Map 198/Lot 147

Purpose: to propose the development of a 6,855 square-foot commercial building to support a painting business, and will provide a business office, and conditioned space to store materials. Application acceptance & hearing (Continued from the November 13, 2024 meeting).

Mr. Ulery moved to continue the Site Plan Application for Inside Out Painting and Remodeling (SP# 07-24) located at 100 Lowell Road, Hudson, New Hampshire, Map 198/Lot 147, to date certain, March 26, 2025.

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

B. Colbea Enterprises, LLC Site Plan

SP# 09-23

14 Brenton Ave, 7 Atwood Ave, & 91, 95, 97 Lowell Rd

Map 198/Lots 11, 12, 14, 15, & 16

Purpose: to depict the construction of a proposed gas station with convenience store, consisting of six (6) dispenser islands for a total of twelve (12) fueling stations, along with a proposed car wash, and associated improvements including but not limited to, access, grading, stormwater management, utilities, lighting, and landscaping (Deferred from the January 8, 2025 meeting).

Mr. Ulery moved to continue the Site Plan Application for Colbea Enterprises, LLC Site Plan – Gas Station/Convenience Store w/Drive-Thru/Car Wash, Non-Residential Site Plan, Map 198/Lots 11, 12, 14, 15, & 16, 14 Brenton Ave, 7 Atwood Ave, & 91, 95, & 97 Lowell Road, Hudson, New Hampshire, to date certain, March 26, 2025.

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

VIII. OTHER BUSINESS

Mr. Crowley made a motion to add the topic “public input” to the March 5, 2025 Planning Board Workshop.

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

IX. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Crowley. All in favor motion carried 7/0/0.

Meeting adjourned at 8:05 P.M.

Tim Lyko, Member

Mr. Ulery accepted the minutes on 02/26/25.

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).