



# 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: NOVEMBER 13, 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>X</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>

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES  
None.
- V. MINUTES OF PREVIOUS MEETING(S)
  - 23 October 2024 Meeting Minutes.  
Mr. Ulery moved to approve the October 23, 2024 meeting minutes as amended.  
Motion seconded by Mr. Crowley. 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  
Deferred to the December 11, 2024 meeting.
  - Reduce Surety Bond – by Elvis Dhima, Town Engineer  
Eagle’s Nest Estates Subdivision – First Bond Reduction Phase 2  
Deferred to the December 11, 2024 meeting.
  - Reduce Surety Bond – by Elvis Dhima, Town Engineer  
48 Friars Drive – On Site & Lowell Rd. Slip Lane Reduction  
Mr. Ulery moved to approve a bond reduction of \$1,088,122.00 leaving a balance of \$50,000.00 for the 48 Friars Drive On-site and Slip Lane, in accordance with the recommendation of the Town Engineer, Elvis Dhima. Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.

VII. OLD BUSINESS

- A. Shepherd's Hill Site Plan Extension Request Shadowbrook Drive  
Map 177/Lot 005  
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 (Deferred from October 9, 2024).

Mr. Van der Veen moved to grant a two-year extension (i.e. from November 30, 2024 to November 30, 2026) of the Site Plan Shepherd's Hill SP# 08-22, located at Shadowbrook Drive, Map 177 / Lot 005. Motion seconded by Mr. Ulery. Motion carried 5/2/0 (Oates & Crowley).

VIII. NEW BUSINESS

- A. Inside Out Painting and Remodeling Site Plan 100 Lowell Road  
Map 198/Lot 147  
SP# 07-24  
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.

Mr. Ulery moved to accept 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. Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.

Public input opened & closed @ 7:26 P.M. – No public input.

**WAIVERS:**

Mr. Oates moved to grant a waiver from **§275-11.1.B.(9)** – Error of Closure, to allow for a NH licensed PE stamp would otherwise a NH licensed Surveyor stamp 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.

**§275-8.C(2)(m)** – Parking Calculations (Postponed)

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

IX. OTHER BUSINESS

- A. Planning Board Workshop Schedule  
Mr. Van der Veen moved to schedule a Planning Board workshop on December 4, 2024. Motion seconded by Mr. Oates. All in favor – motion carried 7/0/0.

X. ADJOURNMENT

Mr. Crowley moved to adjourn. Motion seconded by Mr. Oates. All in favor motion carried 7/0/0. Meeting adjourned at 8:29 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](http://www.hudsonctv.com).***