



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: JANUARY 22, 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>X</u>
James Crowley Member <u>X</u>	Tim Lyko Member <u>X</u>	George Hall Alternate <u>X</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>

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- 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. Malley.
 - V. MINUTES OF PREVIOUS MEETING(S)
 - 8 January 202 Meeting Minutes - Deferred to the February 12, 2025 meeting.
 - VI. OLD BUSINESS
 - A. Public Hearing on Zoning Amendment Warrant Article (Item 17 – Cemetery Setbacks) for the 2025 March Town Meeting.

Public input opened & closed @ 7:18 P.M. – No public input.

Mr. Crowley made a motion to move Item 17 – Cemetery Setbacks, to the 2025 ballot.
Motion seconded by Mr. Guessferd for discussion purposes. Motion failed – 6/0/1 (Crowley).
 - VII. NEW BUSINESS
 - A. Public Hearing on the Petitioned Zoning Amendment Warrant Article for the 2025 March Town Meeting.

Mr. Hall seated for Mr. Boyer @ 7:29 P.M.

Mr. Van der Veen moved to recommend the Petitioned Warrant Article to the March 2025 Town Ballot.
Motion seconded by Mr. Lyko. Motion carried 5/0/2 (Crowley & Oates).

Mr. Boyer returned to seat @ 7:33 P.M.

B. Robinson Road 2-Lot Subdivision
SB# 06-24

52 Robinson Road
Map 135/Lot 004

Purpose: to depict a proposed subdivision of Map 135/Lot 004 into two-lots, proposing a 5.02 acre Lot 004-001 containing the existing fire station, appurtenances, and the remaining undeveloped Lot 004 containing 40.3 acres. Application acceptance & hearing.

Mr. Van der Veen moved to accept the subdivision application for Subdivision Plan SB# 06-24, Map 135 / Lot 004-000, 52 Robinson Road, Hudson, New Hampshire.

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

Public input opened & closed @ 7:37 P.M. – No public input.

WAIVER GRANTED:

Mr. Oates moved to grant a waiver from **§289-26.B.(3), Location of watercourses, ponds, or standing water (wetlands)**, to not require delineation of jurisdictional wetlands for the portion of land being transferred from Map 150 / Lot 013 to Map 142 / Lot 024, 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.

MOTION TO APPROVE:

Mr. Van der Veen moved to approve the Subdivision Plan entitled: Subdivision Plan Robinson Road 2-Lot Subdivision SB# 06-24, Map 135 / Lot 004-000, 52 Robinson Road, Hudson, New Hampshire 03051; prepared by: Vanasse Hangen Brustlin, Inc. (VHB), 2 Bedford Farms drive, Suite 200, Bedford, NH 03110; prepared for: Town of Hudson, 12 School Street, Hudson, NH 03051; consisting of 1 sheet and general notes 1-10 on Sheet 1; dated December 3, 2024; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; 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 Notice of Decision, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Interim Town Planner and Town Engineer.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Note 1 should be amended to indicate that proposed lot 135-4-1 would have 5.019± acres in area rather than 3.068 acres.

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

B. Melendy Road Lot Line Relocation Plan
SB# 01-25

140 Melendy Road
Map 198/Lots 173 & 173-001

Purpose: to adjust the lot line between Map 198/Lots 173 & 173-001. Application acceptance & hearing.

Mr. Crowley moved to accept the Melendy Road Lot Line Relocation Application for SB# 01-25, Map 198 / Lot 173-00 & Map 198 / Lot 173-001, 140 & 142 Melendy Road, Hudson, New Hampshire.

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

Public input opened & closed @ 7:52 P.M. – No public input.

MOTION TO APPROVE:

Mr. Oates moved to approve the Lot Line Relocation Plan entitled: 140 & 142 Melendy Road Lot Line Adjustment Plan SB# 01-25, Map 198 / Lot 173-000 & Map 198 / Lot 173-001, 140 & 142 Melendy Road, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: The Thompson Family Revocable Living Trust of 2016, 140 Melendy Road, Hudson, NH 03051; consisting of sheets 1-2 and general notes 1-9 on Sheet 1; dated December 18, 2024; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; 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 Notice of Decision, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. This amendment remains subject to the conditions placed on the original Notice of Approval dated July 20, 2020, as well as the Development Agreement recorded with the HCRD as Book: 9578, Page: 2860.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Interim Town Planner and Town Engineer.

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

VIII. CORRESPONDENCE

- A. Recommend Funds Expenditure – by Elvis Dhima, Town Engineer
- Belknap Road Extension – Right of Way & Permitting

Mr. Oates moved to recommend to the Board of Selectmen, the purchase of property for establishment of a Right-of-Way connecting Belknap Road and Lowell Road using Corridor Account's 2070-000-701, and 2070-000-702, funds received after August 2018, not to exceed \$100,000.00, in accordance with the request made by Elvis Dhima, Town Engineer.

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

Mr. Oates moved to recommend to the Board of Selectmen, the expenditure of funds pursuant to the NEPA application associated with the extension of Belknap Road using Corridor Account's 2070-000-

701, and 2070-000-702, funds received after August 2018, not to exceed \$65,000.00, in accordance with the request made by Elvis Dhima, Town Engineer.

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

B. Interview for Planning Board Alternate Position – George Hurd

Mr. Crowley made a motion to vote on the application for alternate position at tonight’s meeting.

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

Mr. Crowley moved to approve George Hurd’s application for the alternate position on the Planning Board.

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

IX. ADJOURNMENT

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

Meeting adjourned at 8:23 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.