



TOWN OF HUDSON

Planning Board

Ed van der Veen, Chairman

Rick Maddox, Selectmen Liaison



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MEETING MINUTES JULY 9, 2014

- I. CALL TO ORDER BY CHAIRPERSON AT 7:03 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Members

Present: Ed van der Veen, Glenn Della-Monica, George Hall, Tim Malley, Ken Massey, Vincent Russo and Richard Maddox (Selectmen's Representative).

Members

Absent:

Alternates

Present: Nancy Brucker (Alternate Selectmen's Representative)

Alternates

Absent: Marilyn McGrath (excused), Jordan Ulery, Charles Brackett

Staff

Present: Town Planner John Cashell.

- IV. SEATING OF ALTERNATES

No alternates were seated.

- V. MINUTES OF PREVIOUS MEETING(S)

- A. 05-14-14 Minutes - 07-09-14 Packet

Mr. Della-Monica moved to approve the 05-14-14 Minutes as amended. Motion seconded by Mr. Hall. All in favor – motion carried.

- B. 05-28-14 Minutes - 07-09-14 Packet

Mr. Della-Monica moved to approve the 05-28-14 Minutes as amended. Motion seconded by Mr. Hall. All in favor – motion carried.

C. 06-11-14 Minutes - 07-09-14 Packet

Mr. Della-Monica moved to approve the 07-09-14 Minutes as amended. Motion seconded by Mr. Hall. All in favor – motion carried.

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY

- XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Prime Motor Group Site Plan 201 Lowell Road
 SP# 06-14 Map 216/Lot 011

Purpose of plan: Site development for expanded vehicle display area. Application Acceptance & Hearing. Deferred from the 05-28-14 Planning Board Meeting.

Selectman Maddox stepped down. Selectman Brucker seated for Selectman Maddox.

Mr. Hall moved to accept the Site Plan application for Prime Motors Group, 201 Lowell Road – Map 216/Lot 011. Motion seconded by Mr. Della-Monica. All in favor – motion carried.

Requested Waivers:

1. Section 275-8(22) – 35' Wide Green Area Adjacent to ROW

Mr. Della-Monica moved to grant the requested waiver – Section 275-8(22) – because this waiver involves an existing encroachment condition, which poses nominal, if any, adverse impact on abutting properties, monetary or otherwise, and as such, the granting of this waiver will not violate the purposes or general standards of this chapter. Motion seconded by Mr. Hall. All in favor – motion carried.

2. Section 275-8(31) – 10% of Interior Parking Shall be Landscaped

Mr. Della-Monica moved to grant the requested waiver – Section 275-8(31) – because landscaping along the perimeter of the site will be more effective to serve purposes of the ordinance enumerated in section 334-2; as such, the granting of this waiver will not violate the purposes or general standards of this chapter. Motion seconded by Mr. Malley. Vote: 2 (in favor GD,TM) -4 (opposed) -1 (abstained KM). Motion failed.

3. Section 275-8(B)(31)(c & d) – Number of Trees & Shrubs

Mr. Della-Monica moved to grant the requested waiver – HTC 275-8(B)(31)(c & d) – Number of Trees & Shrubs – because sufficient landscaping will be provided within the site, as well as around the rear perimeter of the site, so that the granting of this waiver will not violate the purposes or general standards of this chapter. Motion seconded by Mr. Massey. Vote 6-1-0 (EV opposed). Motion carried.

4. Section 275-9(B) – Traffic Study

Mr. Della-Monica moved to grant the requested waiver – Section 275-9(B) – because the site is located adjacent to, and is designed to take advantage of, the existing controlled intersection, i.e.

- (a) The location of the primary driveway for this development was selected and constructed as part of the Hampshire Drive/Lowell Road intersection project. This driveway location can be seen on the existing conditions plan.
- (b) Relatively low traffic volumes on Hampshire Drive provide a safe route to and from the site.
- (c) The proposed right turn ingress serves to relieve some traffic volume from the Hampshire Drive/Lowell Road intersection by allowing southbound patrons of the businesses on this subject lot the option to enter the site without traveling through the controlled intersection; thus, the granting of this waiver will not violate the purposes or general standards of this chapter.

Motion seconded by Mr. Hall. All in favor – motion carried.

5. Section 275-9(C) - Noise Study

Mr. Della-Monica moved to grant the requested waiver – Section 275-9(C) – because the site will be occupied by a relatively low intensity retail use, and is located in a highly developed commercial corridor, and as such, the granting of this waiver will not violate the purposes or general standards of this chapter. Motion seconded by Mr. Hall. All in favor – motion carried.

6. Section 275-9(D) – Fiscal and Environmental Impact

Mr. Della-Monica moved to grant the requested waiver of – Section 275-9(D) – because the proposed use is a relatively small, low intensity use; and the storm water management report demonstrates no negative environmental impact on surface water nor groundwater resources, and as such, the granting of this waiver will not violate the purposes or general standards of this chapter. Motion seconded by Mr. Hall. All in favor – motion carried.

Mr. Massey moved to grant approval for the Site Plan entitled: Site Development Plans Expanded Vehicle Display Area, 193-201 Lowell Road, Hudson, NH, dated: March 26, 2014, last revised July 2, 2014, consisting of Sheets 1 – 7 and Sheet L1, Lighting Plan and Lighting Details and Notes 1 – 24, in accordance with the following terms and conditions:

- 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 (hereinafter referred to as the Plan).
- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement and Drain Easement Deed shall be favorably reviewed and recommended on by Town Counsel, and both shall be recorded with the Plan at the HCRD. Also, the Plan shall be further revised prior to Planning Board endorsement, relative to properly citing the subject Drain Easement.
- 3) All improvements shown on the Plan, including Notes 1 – 24, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) Prior to the issuance of a final certificate of occupancy for the use of the display parking lot, a L.L.S. certified “As-Built” site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 5) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheet L1 of the Plan.
- 6) Prior to the issuance of the Certificate of Occupancy and use of the approved Vehicle Display Area for its intended purpose, a CAP Fee in the amount of \$23,562.00 shall be submitted by the applicant or his/her assigns to the Town of Hudson. Said CAP Fee sum was calculated in accordance with the 2014 CAP Fee Matrix for non-specified uses, per the number of projected new PM Peak Hr. vehicle trips to the site (i.e., 22 new PM Peak Hr. trips x \$1,070.00 per vehicle trip). Note: said sum shall be added to existing Note #19 on the Master Plan prior to Planning Board endorsement of the Plan.
- 7) Construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sunday.
- 8) This approval shall be subject to final engineering review, including, but not limited to, the stormwater drainage plans.
- 9) Prior to Planning Board endorsement of the Plan, the following Note #22 shall be added to the Master Plan, Sheet 2 of 7, and shall read:

22. The pervious pavement surfaces included in the vehicle display area, driveway and onsite drive aisles, shall be maintained to established industry standards, and shall not be altered in any manner that would result in said surfaces becoming less pervious.
- 10) Prior Note 23 to be labeled as “reserved” on plan.
- 11) Note 24 shall be added to the Plan, and shall read as follows:

24) Two landscape islands consisting of a minimum of 570 sq. ft. each, shall be added to the central area of the vehicle display area and within said islands, 4 deciduous trees shall be planted on each island. Additional landscaping to the plan shall include the planting of 8 deciduous trees along the south and rear borders of the site.

Motion seconded by Mr. Della-Monica. Vote: 6-1-0 (EV) opposed. Motion carried.

B. Rolling Woods Open Space Development (OSD) Residential Subdivision
Map 144/Lot 21 --4 Bockes Road -- SB# 05-14

Purpose of Plan: to propose a 14-lot OSD Residential Subdivision at 4 Bockes Road, Map 144/Lot 21, which consists of 26.82 acres +/- . This development also propose to extend York Drive in order to create a 3-lot conventional subdivision. Application Acceptance & Hearing.

Mr. Russo moved to accept the OSD Subdivision application for Rolling Woods Open Space Development (OSD) Residential Subdivision, located at 4 Bockes Road – Map 144/Lot 021. Motion seconded by Mr. Maddox. All in favor – Motion carried.

Requested Waiver:

HTC 289-18:B (1) (3)(4), C(2) & R(1) – Road Standards

Mr. Della-Monica moved to grant the requested waiver HTC 289-18:B (1)(3)(4), C(2) & R(1) – Road Standards – because the proposed construction improvements to York Drive, which this waiver is exclusive to, exceed those of the existing portion of York Drive; further, said construction improvements will benefit the Town, relative snow removal operations, emergency services and stormwater management, as supported by Town's Road Agent. Motion seconded by Mr. Massey. Vote: 6-1-0 (RM) opposed – motion carried.

Mr. Russo moved to approve the subdivision plan entitled: Residential Subdivision Rolling Woods, Map 144/Lot 21, Bockes and York Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 23 May 2014, latest revision date: 30 June 2014, consisting of Sheets 1 – 26 and Notes 1 – 17, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above Site Plan-of-Record (hereafter referred to as the Plan).
2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and Municipal Water and Drain Easement Deeds pertaining to such easements as shown on the Plan.
3. A CAP amount of \$766.60, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.

4. A public school impact fee in the amount of \$3,578.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
5. A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
6. This approval is subject to final engineering review.
7. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems.
8. The number of dwelling lots for this subdivision shall be limited to 17, which includes the 3 lots fronting on the extension of York Drive.
9. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
10. Construction activities involving the lots shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Friday. Interior construction activities are allowed on Saturday between 7:00 A.M. and 6:00 P.M. Both interior and exterior construction activities are prohibited on Sunday. Note: this condition shall be properly inscribed on Sheets 3 and 4 of the Plans prior to Planning Board endorsement of same.
11. The developer shall be responsible for the installation of a road status sign at the entrance drives to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations.
12. York Road from McCrady to the end, shall be reclaimed and repaved 22 feet wide. The new portion of York Road shall be paved 22 feet wide.

Motion seconded by Mr. Hall. All in favor – motion carried.

Selectman Maddox left at 9:55 p.m.

- C. Public Hearing on the Fiscal Year 2016 DRAFT Capital Improvements Program (CIP).

XV. OTHER BUSINESS

XVI. ADJOURNMENT

Motion to adjourn by Mr. Massey. Seconded by Mr. Hall. All in favor – motion carried.

Meeting adjourned at 10:00 ?? p.m.

Timothy Malley
Secretary