



TOWN OF HUDSON

Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MEETING MINUTES August 12, 2015

- I. CALL TO ORDER BY CHAIRPERSON AT 7:04 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Members

Present: George Hall, Glenn Della-Monica, Ken Massey, Jordan Ulery, Bill Collins, Richard Maddox (Selectmen's Representative), Marilyn McGrath (Alternate Selectmen's Representative)

Members

Absent: Tim Malley (excused)

Alternates

Present: Charles Brackett

Alternates

Absent: (excused)

Staff

Present: Town Planner John Cashell

- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY

A. Orchard at Nottingham
ZI# 01-15

Map 231, Lot 053

Purpose of Petition: Work within Wetland Buffer Zone, requiring Conservation Commission and Planning Board Input to the Zoning Board of Adjustment (ZBA), relative to the ZBA conducting a public hearing for a Wetland Buffer Impact Special Exception, per Section 334-35 of the most recent Town Zoning Ordinance.

Mr. Brackett moved, in accordance with the written request of the Applicant (see request in file), to defer further review of this application, date specific, to the Board's September 23, 2015 Meeting.

Motion seconded by Mr. Ulery. All in favor- motion carried.

- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. PUBLIC HEARINGS
- XIII. OLD BUSINESS/PUBLIC HEARINGS

- A. Eagles Nest Estates
SB# 02-15
- Map 186, Lot 24
Map 194, Lots 9 & 10
Map 195, Lot 1
Bush Hill Road

Purpose of Plan: Proposed 66-lot open space residential development. Project includes a proposed lot-line adjustment between Map 186, Lot 24 and Map 186; Lot 20-4. The newly adjusted Map 186, Lot 24 will be consolidated with Map 194, Lots 9 & 10, Map 195, Lot 1, and Map 201, Lot 7. The consolidated tract will then be subdivided into 66 open-space residential lots. Deferred Date Specific from the July 8, 2015 Planning Board Meeting.

MOTION:

Mr. Hall motioned to ask the Zoning Administrator for his written Zoning Determination, relative to determining allowed number of lots involving the Conventional Yield Plan for the Eagles Nest Subdivision.

Motion seconded by Mr. Collins. Vote: 1-6-0. Motion failed.

Mr. Massey moved to approve the subdivision plan entitled: Open Space Development Eagles Nest Estates, Map 186; Lots 20 – 4 & 24, Map 194; Lots 9 & 10, Map 195; Lot 1 and Map 201; Lot 7, Bush Hill Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 7 JAN 2015, last revised 27 JUL 2105, consisting of Sheets 1 – 102, Sheets L1 – L8, S1 – S5 and Y1 – Y5, together with Notes 1 – 44 on Sheet 2 of 102, 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 Subdivision 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, as well as all drainage, open space, slope, sight distance, association and cistern easements and their respective deeds.

3. A CAP amount of \$892.01, 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, including NH DOT's approval of the construction plans for White Service Road.
7. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems, and the perpetual maintenance of the storm water treatment structures and treatment and retention basins outside of the ROW, shall be the responsibility of the future homeowner's association comprised of all the homeowners within this subdivision.
8. The number of dwelling lots for this subdivision shall be limited to 67.
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 proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday. No construction activities shall occur on Saturday and Sunday (refer to Note 32, Sheet 2 of 102 on the Plan).
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, and adding the following language to said signs: "Not a through street."
12. An offsite traffic improvement fee, in the amount of \$1,000.00, shall be paid prior to the issuance of a Certificate of Occupancy for each dwelling unit within this subdivision, and this fee shall be expended by the Town for the exclusive purpose of improving Gibson Road and Hawkview Road, starting at the intersection of Kimball Hill Road and Gibson Road, to the present terminus of Hawkview Road.
13. Building Permit phasing for this subdivision shall be as follows and inscribed as such on sheet 2 of 102 on the Plan:

2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement, Rain Garden Agreements for Lots 9, 10, 11, 12, 13 & 14 and all drainage, open space and cistern easements and their respective deeds.
3. A CAP amount of \$787.48, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy. Prior to Planning Board endorsement of the Plan, Note 20 on Sheet 1 of 27 shall be amended to reflect said CAP Fee amount.
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 16, 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. Note 27 on Sheet 1 of 27 cites this sign condition.
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 and include a turnaround; all of which shall be constructed as depicted on the Plan.

Motion seconded by Mr. Ulery. All in favor- motion carried.

- XIV. DESIGN REVIEW PHASE
- XV. CONCEPTUAL REVIEW ONLY
- XVI. NEW BUSINESS/PUBLIC HEARINGS
- XVII. OTHER BUSINESS
- XVIII. ADJOURNMENT
- XIX. DESIGN REVIEW PHASE
- XX. CONCEPTUAL REVIEW ONLY
- XXI. NEW BUSINESS/PUBLIC HEARINGS
- XXII. OTHER BUSINESS
- XXIII. ADJOURNMENT

Motion to adjourn by Mr. Massey. Seconded by Mr. Della-Monica. All in favor – motion carried.

Meeting adjourned at 10:55 p.m.

Charles Brackett
Alternate