



# 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 September 23, 2015

- I. CALL TO ORDER BY CHAIRPERSON AT 7:05 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

#### Members

**Present:** George Hall, Tim Malley, Ken Massey, Bill Collins, Richard Maddox  
(Selectmen's Representative)

#### Members

**Absent:** Glenn Della-Monica (excused), Jordan Ulery (excused), Marilyn McGrath  
(Alternate Selectmen's Representative) (excused)

#### Alternates

**Present:**

#### Alternates

**Absent:** Charles Brackett (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

90 Gowing Road  
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. Maddox moved to forward correspondence to the ZBA, notifying that body that the Planning Board has no concerns regarding the proposed Wetland Special Exception, which calls for 2 wetland buffer area impacts, as depicted on the ZBA Input Plan-of-Record entitled: "**Orchard at Nottingham**" Grading Plan,



**APPROVED WAIVERS:**

**1) HTC 275-9.D. -- Fiscal Impact Study**

Mr. Malley moved to grant the requested waiver HTC 275-9.D. - Fiscal Impact Study - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**2) HTC 275-9.B. -- Traffic Study**

Mr. Malley moved to grant the requested waiver - HTC 275-9.B. - Traffic Study - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**3) HTC 275-9.C. -- Noise Study**

Mr. Maddox moved to grant the requested waiver HTC275-9.C. -- Noise Study - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**4) HTC 275-8.B.(30)(b) – Loading Spaces**

Mr. Collins moved to grant the requested waiver HTC 275-8.B.(30)(b) – Loading Spaces - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

Mr. Malley moved to grant approval for the Site Plan entitled: "Non-Residential Site Plan, Presentation of Mary Academy, Map 210 Lot 10, 182 Lowell Rd., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 7 July 2015, no revision date, consisting of Sheets 1 - 18 and Notes 1 – 28 on Sheet 1, 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) All improvements shown on the Plan, including Notes 1-28, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 3) After the issuance of the foundation permit for the proposed building, and prior to the issuance of the framing permit thereof, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.
- 4) Prior to the issuance of a final certificate of occupancy, 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) Exterior 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.
- 6) This approval shall be subject to final engineering review.
- 7) The applicant's engineer and/or contractor shall contact the Town of Hudson to schedule a preconstruction meeting, which will be held with Town staff prior to the start of construction.
- 8) This approval is subject to the ZBA issuing the following two variances: (i) HTC 334-14 – Bldg. Height and (ii) HTC 334-31- Alteration and expansion of non-conforming structures.

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

B. Hannaford-to-Go  
SB# 08-15

77 Derry Street  
Map 165/Lot 155

Purpose of Plan: Hannaford-to-Go for grocery pick up proposed in the southeastern portion of the parking lot in front of the store. Application Acceptance and Hearing.

Mr. Malley moved to accept the Site Plan application to amend the Hudson Mall Shopping Center Site Plan, exclusive to providing Hannaford-to-Go parking spaces, 77 Derry St., Map 165/Lot 155.

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

Mr. Collins moved to defer further review of the Amended Site Plan Application for the Hudson Mall, date specific, to the October 14, 2015 Planning Board Meeting.

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

XV. OTHER BUSINESS

- A. Review Proposed Land Use Regulation Amendments: (i) Require an Engineer-of-Record for both Site Plans and Subdivision Plans, and (ii) Require Perpetual Landscape Maintenance Provisions for Cul-de-sac Islands.

The Planning Board discussed the Proposed Land Use Regulation Amendments.

XVI. ADJOURNMENT

Motion to adjourn by Mr. Collins. Seconded by Mr. Malley. All in favor – motion carried.

Meeting adjourned at 9:40 p.m.

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Timothy Malley  
Secretary