



# TOWN OF HUDSON

## Planning Board

Glenn Della-Monica, Chairman      David Morin, 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: SEPTEMBER 12, 2018

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Glenn Della-Monica Chairman <u>  X  </u>	Timothy Malley Vice-Chair <u>  X  </u>	William Collins Secretary <u>  X  </u>	Charles Brackett Member <u>  A  </u>
Jordan Ulery Member <u>  E  </u>	Dillon Dumont Member <u>  X  </u>	Ed Van der Veen Alternate <u>  X  </u>	Elliott Veloso Alternate <u>  E  </u>
David Morin Select. Rep. <u>  X  </u>	Roger Coutu Alt. Select. Rep. <u>  X  </u>		

Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. ELECTION OF OFFICERS
- VI. MINUTES OF PREVIOUS MEETING(S)

- 8 August 18 Meeting Minutes – Decisions

Mr. Dumont moved to approve the 8 August 18 Meeting Minutes (as written/amended).

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

- 22 August 18 Meeting Minutes – Decisions

Mr. Dumont moved to approve the 22 August 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 5/0/1 (Collins).

VII. CASES REQUESTED FOR DEFERRAL

VIII. CORRESPONDENCE

A. Street Acceptance “Rolling Woods Subdivision”.

1. Rolling Woods Drive
2. York Road Extension

Reference Memo dated 24 August 18 from Elvis Dhima, Town Engineer, to Jay Minkarah, Interim Town Planner.

Mr. Malley moved to recommend acceptance of Rolling Woods Drive and York Road Extension per recommendation of the Town Engineer.

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

B. Release of Surety Bond for Bradley Tree Service Site Plan.

Reference Memo dated 08-24-18 from Tim Bradley, Bradley Commercial Properties, to Jay Minkarah, Town Planner.

Mr. Malley moved to release the remaining site improvements surety for Bradley Tree, 30 Constitution Drive, Map 170/Lot 035 in the amount of \$20,109.00.

Motion seconded by Mr. Van der Veen. Motion carried 5/0/1 (Morin).

- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY
- XI. PUBLIC HEARINGS
- XII. OLD BUSINESS/PUBLIC HEARINGS
- XIII. DESIGN REVIEW PHASE
- XIV. CONCEPTUAL REVIEW ONLY
  
- XV. NEW BUSINESS/PUBLIC HEARINGS

A. Laurel Landing Subdivision (Extension)  
SB# 10-18

50 Speare Road  
Map 186/Lot 013

Purpose of Plan: to request a one-year extension to the Planning Board approved Subdivision Plan on 08/16/17, which expired on 08/16/18. Application Acceptance & Hearing.

Mr. Malley moved to grant a one-year extension (i.e., from August 16, 2018 to August 16, 2019) of the subdivision approval for the Laurel Landing Open Space Development Subdivision Plan, located at 50 Speare Rd. – Map 186/Lot 013.

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

B. Wason Road 2-Lot Subdivision  
SB# 09-18

Wason Road  
Map 206/Lot 001

Purpose of Plan: to subdivide Map 206/Lot 001 into two parcels. Application Acceptance & Hearing.

Mr. Malley moved to accept the Subdivision Plan application for Wason Road, Map 206/Lot 001.

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

Mr. Malley moved to approve the Subdivision Plan entitled: Marco Plante, Tax Map 206/Lot 1, by Beals Associates and S&H Land Services, with cover sheet dated July 20, 2018, last revised on August 30, 2018, consisting of Sheets 1 – 12 and stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,244.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Approval of this plan shall be subject to final engineering review.

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

C. Wason Road Site Plan  
SP# 13-18

Wason Road  
Map 206/Lot 001

Purpose of Plan: to establish a residential design of 2 duplex buildings on a private road, septic, and well, with underground utilities. Application Acceptance & Hearing.

Mr. Malley moved to accept the Site Plan application for Wason Road, Map 206/Lot 001.

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

**WAIVER MOTIONS:**

1) Checklist Item “aw” HTC 275-9(D) – Fiscal Impact Study

Mr. Malley moved to grant the requested waiver of Checklist Item “aw” HTC 275-9(D) – Fiscal impact, study based on 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. Collins. All in favor – motion carried.

2) Checklist Item “ax” HTC 275-9(C) – Noise Study

Mr. Malley moved to grant the requested waiver of Checklist Item “ax” HTC 275-9(C) – Noise Study, based on 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. Collins. All in favor – motion carried.

3) Checklist Item “ay” HTC 275-9(B) – Traffic Study

Mr. Malley moved to grant the requested waiver of Checklist Item “ay” HTC 275-9(B) – Traffic Study, based on 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. Collins. All in favor – motion carried.

Mr. Malley moved to approve the proposed Site Plan entitled: Proposed Site Plan for Marco Plante, Tax Map 206/Lot 1, by Beals Associates and S&H Land Services, with cover sheet dated July 20, 2018, last revised on August 30, 2018, consisting of Sheets 1 – 12 and Notes 1 – 9 on Sheet 1 of 12 subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,759.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.

4. A cistern with a minimum capacity of 30,000 gallons shall be installed per NFPA 1142.
5. The plans shall be amended to provide a Planning Board Approval Block in the *lower left-hand* corner of each sheet to be recorded.
6. The proposed access road shall be labeled as a “private way” and assigned a street name to be approved by the Hudson Fire Department.
7. A note shall be added to the plan confirming compliance with MS4 requirements.
8. Approval of this plan shall be subject to final engineering review.
9. 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 Saturday. No exterior construction activities shall occur on Sunday.

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

D. Highland Street Site Plan  
SP# 12-18

3 Highland Street  
Map 174/Lot 168

Purpose of Plan: to remove an existing two-family dwelling & construct a 3-unit (3-story) multi-family condex building with drive under garages. Application Acceptance & Hearing.

Mr. Malley moved to accept the Site Plan application for 3 Highland Street, Map 174/Lot 168.

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

**WAIVER MOTIONS:**

- 1) Checklist Item “AM” – Soil type boundaries

Mr. Dumont moved to grant the requested waiver of Checklist Item “AM” HTC – Soil type boundaries, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Malley. Motion carried 5/1/0 (Collins).

- 2) Checklist Item “O” – Location of various structures and features within 200 ft. of the site.

Mr. Dumont moved to grant the requested waiver of Checklist Item “O” – Location of various structures and features within 200 ft. of the site, based on the testimony of

the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Malley. Motion carried 5/1/0 (Collins).

- 3) Checklist Item "P" – Location of monuments and benchmarks within 200 ft. of the site.

Mr. Dumont moved to grant the requested waiver of Checklist Item "P" – Location of monuments and benchmarks within 200 ft. of the site, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Malley. Motion carried 5/1/0 (Collins)

- 4) Checklist Item "U" – Stormwater Drainage Plan

Mr. Malley moved to grant the requested waiver of Checklist Item "U" – Stormwater Drainage Plan, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Dumont. Motion carried 5/1/0 (Collins)

- 5) Checklist Item "AF" – Exterior Lighting

Mr. Malley moved to grant the requested waiver of Checklist Item "AF" – Exterior Lighting, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Dumont. Motion carried 5/1/0 (Collins).

- 6) HTC 193-10.E – Design Criteria Safe Stopping Distance

Mr. Malley moved to grant the requested waiver of HTC 193-10.E – Design Criteria Safe Stopping Distance, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Dumont. Motion carried 5/1/0 (Collins)

Mr. Malley moved to grant approval of the 3 Highland Street Site Plan prepared for Another Beautiful Day, LLC, by Bedford Design Consultants, dated April 18, 2018, (last revised August 28, 2018), consisting of 9 sheets with Notes 1 – 7 on Sheet 1, subject to the following 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.
2. All improvements shown on the Site Plan-of-Record, including Notes 1 – 17 on Sheet 4 shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$2,924.00 for each new residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
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 Land Use Department, confirming that the site conforms to the Planning Board approved Site Plan.
5. The onside drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. A note shall be added to the Plan confirming compliance with MS4 requirements.
7. Prior to Planning Board endorsement of the Plan, is shall be subject to final review by the Town Engineer and CLD.
8. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays. A note shall be added to Sheet 7 to match this stipulation.
9. Underground utilities shall service the site.

Motion seconded by Mr. Dumont. Motion carried – 4/2/0 (Collins & Morin).

E. Rebel Road Garage Site Plan  
SP# 15-18

1 Rebel Road  
Map 101/Lot 030

Purpose of Plan: to propose a 5-stall garage in the existing parking area. Application Acceptance & Hearing.

Mr. Malley moved to defer further review of the 2 Rebel Road – Map 101/Lot 30 Site Plan application to a date certain, the September 26, 2018 meeting.

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

## XVI. OTHER BUSINESS

A. Zoning Amendment Workshop: Sign Ordinance.

XVII. ADJOURNMENT

Motion to adjourn by Mr. Malley. Seconded by Mr. Dumont. All in favor – motion carried 5/0/0.

Meeting adjourned at 9:10 p.m.

---

William Collins  
Secretary

DRAFT