



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: JUNE 26, 2024

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>	Michael Lawlor Alternate <u>X</u>	George Hall Alternate <u>X</u>	Tim Lyko Member <u>X</u>
Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</u>	Jay Minkarah Town Rep. <u>E</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
None.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 29 May 2024 Meeting Minutes.
Mr. Ulery moved to approve the May 29, 2024 meeting minutes as amended.
Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.
 - 12 June 2024 Meeting Minutes.
Mr. Ulery moved to approve June 12, 2024 meeting minutes.
Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.

VI. OLD BUSINESS

- A. Campbello Street Extension Conditional Use Permit 36 Campbello Street
CUP# 03-23 Map 165/Lot 049
Purpose: to allow construction of a stormwater infiltration basin within approximately fifteen (15) feet of a wetland where fifty (50) feet is required by the Hudson Zoning Ordinance, Section 334-36. A permanent wetland buffer impact of approximately 4,500 square-feet is proposed where the majority of which will affect the wetland buffer along the easterly side of proposed Lot 6. (Continued from the April 24, 2024 meeting)

Mr. Oates moved to continue the public hearing for the Conditional Use Permit Application for Campbello Street Extension Subdivision Plan at 36 Campbello Street, Hudson, NH, Map 165 / Lot 049, per the applicant's request, to date certain, August 28, 2024.

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

- B. Campbello Street Extension Site Plan 36 Campbello Street
Map 165/Lot 049
SP# 05-24
Purpose: to depict the layout of eleven (11) single-family residential condominium units on a private right-of-way, and all associated site improvements. Ten (10) units will be newly developed, and one (1) unit is existing. (Continued from the April 24, 2024 meeting)

Mr. Oates moved to continue the public hearing for the Site Plan Application for Campbello Street Extension Subdivision Plan at 36 Campbello Street, Hudson, NH, Map 165 / Lot 049, per the applicant's request, to date certain, August 28, 2024.

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

- C. Central Gas Site Plan 77 Central Street
Map 182/Lot 217
SP# 08-23
Purpose: to depict the proposed layout for a gas station and convenience store with drive thru window and all associated site improvements (Continued from the May 29, 2024 meeting).

Mr. Crowley made a motion that there shall be a sign on the Central Street driveway exit stating "No left turn 7:00 A.M. to 7:00 P.M."

Motion seconded by Mr. Oates. Motion failed 2/5/0 (Malley, Ulery, Van der Veen, Guessferd, & Lyko).

MOTION TO APPROVE:

Mr. Lyko moved to approve the site plan application for the Site Plan entitled: Central Gas Site Plan, Non-Residential Site Plan, Map 182 Lot 217, 77 Central Street, Hudson, NH; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3, Bedford, NH 03110; prepared for: Nottingham Square Corporation, 46 Lowell Road, Hudson, NH, 03051; consisting of 20 sheets and general notes 1-39 on Sheet 1; dated July 10, 2023; last revised May 9, 2024; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations with consideration of the waivers granted; 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 Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record and all agreed upon easement deeds, which shall be favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan.
2. A cost allocation procedure (CAP) amount of \$51,488.00 shall be paid prior to the issuance of a Certificate of Occupancy.
3. Prior to the issuance of a final certificate of occupancy, an 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.

4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
7. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday, and between 8:00 A.M. and 4:00 P.M. on Saturdays. No exterior construction activities shall be allowed on Sundays.
8. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
9. Hours of operation shall be exclusive to the hours between 5:00 A.M. and 11:00 P.M. for retail sale and food service operations, with no restriction on hours of gas sale.
10. Prior to the issuance of a final certificate of occupancy, a Spill Prevention Plan shall be provided to, and approved by, the Fire Marshall.
11. The Planning Board's preference for 15-gallon spill containment areas whereas 5 gallons is required shall be noted on the Plan.
12. A spill prevention kit and general spill prevention plan will be available at the pumps and inside the convenience store.
13. A redundant overfill prevention system for the UST's (Underground storage tanks) including a primary overfill device both audible and visual alarm and secondary overfill prevention valve be installed shall be noted on the Plan.
14. Revise Plans to prevent stormwater sheet flow across underground storage tank pad.
15. An impervious liner shall be installed under all storm water treatment appurtenances between head wall #4 to edge of the equivalent or approved equal Bio retention Pond liner.
16. Modify Master Plan note #39 to state during construction cautionary monitoring for petroleum products shall be provided which may encounter contaminated soils. Any removal shall be done in a manner to minimize exposure to surrounding residential abutters.
17. There shall be no indoor or outdoor seating for food service.

Motion seconded by Mr. Crowley. Motion carried 5/2/0 (Crowley & Oates).

VII. NEW BUSINESS

- A. Miara Transportation Garage Addition Site Plan & Conditional Use Permit 12 Bockes Road
 SP# 06-24 & CUP# 01-24 Map 136/Lot 001
 Purpose: to depict the proposed construction of a 9,600 square-foot garage with attached 3,600 square-foot awning in the rear of the property. The proposed structure will be used for trailer storage to keep snow and weather away from trailers and equipment. This structure will sit within an existing gravel yard that was approved in 2017 for wetland impacts. Application acceptance & hearing.

Mr. Oates moved to defer the Non-Residential Site Plan, Miara Transportation Garage Addition SP# 05-24, Map 136 / Lot 001, 12 Bockes Road, Hudson, NH, to date specific, July 24, 2024, per the applicant's request.

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

VIII. OTHER BUSINESS

A. Planning Board Appointments

1) Alternate vacancy expiring December 2026

Mr. Lyko moved to appoint Todd Boyer as an Alternate position to expire December 31, 2026.

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

IX. ADJOURNMENT

Mr. Crowley moved to adjourn. Motion seconded by Mr. Lyko. All in favor motion carried 6/0/1 (Oates).

Meeting adjourned at 8:29 P.M.

Ed Van der Veen
Secretary

Mr. Lyko accepted the minutes on 7/24/24.

Motion seconded by Mr. Hall. Motion carried 6/0/1 (Morin)

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).