

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

# MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: JULY 24, 2024

In attendance $= X$	Alternate Seated = S	Partial Attendance = P	Excused Absence = $E$
Tim Malley	Jordan Ulery	Ed Van der Veen	Victor Oates
Chair <u>X</u>	Vice-Chair <u>E</u>	Member <u>X</u>	Member <u>E</u>
James Crowley	Tim Lyko	George Hall	Michael Lawlor
Member <u>X</u>	Member <u>X</u>	Alternate <u>X</u>	Alternate <u>E</u>
Todd Boyer	Bob Guessferd	Dave Morin	Jay Minkarah
Alternate <u>X</u>	Select. Rep <u>E</u>	Alt. Select. Rep. <u>X</u>	Town Rep. <u>X</u>

I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.

- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES Mr. Hall seated for Mr. Lawlor. Mr. Boyer seated for Mr. Oates.

## V. MINUTES OF PREVIOUS MEETING(S)

- 26 June 2024 Meeting Minutes. Mr. Lyko moved to approve the June 26, 2024 meeting minutes. Motion seconded by Mr. Hall. Motion carried 6/0/1 (Morin).
- 10 July 2024 Meeting Minutes.
  Mr. Crowley moved to approve the July 10, 2024 meeting minutes as amended.
  Motion seconded by Mr. Lyko. Motion carried 6/0/1 (Morin).

#### VI. NEW BUSINESS

 A. Brox Industries, Inc. Lot Line Relocation Plan SB# 03-24
 Purpose: to adjust the lot line between Map 150/Lot 013 & Map 142/Lot 024. Application acceptance & hearing (Deferred from the July 10, 2024 meeting).

Mr. Hall recused himself @ 7:27 P.M.

Mr. Lyko moved to accept the subdivision application for the Lot Line Relocation Plan SB# 03-24, Map 150 / Lot 013 & Map 142 /Lot 024, 85 Greeley Street & 10 R Hazelwood Road.

Motion seconded by Mr. Crowley. All in favor – motion carried 6/0/0.

Public Input opened @ 7:43 P.M.

- Ken Low 42 Pinewood Road
- Mike Koumarianos 23 Sandalwood Road
- Greg Otte 40 Pinewood Road

Public Input closed @ 7:52 P.M.

## WAIVERS:

• Mr. Van der Veen moved to grant a waiver from §289-26.B. (3), Location of watercourses, ponds, or standing water (wetlands), to not require delineation of jurisdictional wetlands for the portion of land being transferred from Map 150 lot 013 to Map 142 Lot 024, based on the Board's discussion, 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. Boyer. All in favor – motion carried 6/0/0.

• Mr. Van der Veen moved to grant a waiver from **§289-26.B.(5)**, Topographic survey of the properties, to not require topographic surveys of Map 150 Lot 013 and Map 142 Lot 024, based on the Board's discussion, 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. Boyer. All in favor – motion carried 6/0/0.

• Mr. Van der Veen moved to grant a waiver from **§289-26.B.(5)**, Plan Scale, to allow for a scale of 1"=300' where 1"=200' is required, based on the Board's discussion, 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. Boyer. All in favor – motion carried 6/0/0.

• Mr. Van der Veen moved to grant a waiver from **§289-27.B.** (6), Boundary survey, to not require a boundary survey of Map 150 Lot 013 and Map 142 Lot 024 where one would elsewise be required, based on the Board's discussion, 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. Boyer. All in favor – motion carried 6/0/0.

## **MOTION TO APPROVE:**

Mr. Van der Veen moved to approve the Lot Line Relocation Plan entitled: Lot Line Relocation Plan SB# 03-24, Map 150 Lot 13 & Map 142 Lot 24, 85 Greeley Street & 10 R Hazelwood Road, Hudson, New Hampshire; prepared by: Hayner/Swanson, Inc., (HSI) 3 Congress Street, Nashua, NH 03062; prepared for: Brox Industries, Inc., 1 Tech Drive Suite 310, Andover, MA 01818; consisting of sheets 1-2 and general notes 1-7 on Sheet 1; dated June 4, 2024; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; 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 Notice of Decision, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
- 2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Interim Town Planner and Town Engineer.

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

Mr. Hall returns to his seat @ 8:03 P.M.

B. 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. Crowley moved to defer the Non-Residential Site Plan Miara Transportation SP# 05-24, Map 136 / Lot 001, 12 Bockes Road, Hudson, NH, to date certain, September 11, 2024.

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

C. 288 Webster Street 4-Lot Subdivision Plan 288 Webster Street SB# 04-24 Map 128/Lot 006 Purpose: to depict the subdivision of Map 128/lot 006 into four (4) residential duplex lots with frontage on Webster Street. Application acceptance & hearing.

Mr. Lyko moved to accept the subdivision application: Subdivision Plan SB# 04-24, Map 128 / Lot 006, 288 Webster Street, Hudson, New Hampshire.

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

Mr. Crowley moved to continue further review of the subdivision application: Subdivision Plan SB# 04-24, Map 128 / Lot 006, 288 Webster Street, Hudson, New Hampshire, to date specific, August 28, 2024.

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

#### VII. OTHER BUSINESS

A. Request for Approval of Funds from Planning Board Zone 1 Traffic Improvements – Lowell / Birch / Belknap Road – Design & Permitting Phase, requested by Elvis Dhima, Town Engineer.

Mr. Van der Veen moved to recommend the expenditure of \$200,000.000 to the Board of Selectmen, using funds received after August 2018 on account Zone 1 Traffic Improvements 2070-000-701, and Zone 2 Traffic Improvements 2070-000-702, as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated July 17, 2024.

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

VIII. ADJOURNMENT

Mr. Lyko moved to adjourn. Motion seconded by Mr. Crowley. All in favor motion carried 7/0/0. Meeting adjourned at 8:53 P.M.

Ed Van der Veen Secretary

Mr. Crowley accepted the minutes on 8/28/24. Motion seconded by Mr. Lyko. Motion carried 5/0/2 (Ulery & Guessferd) Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).