



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: SEPTEMBER 25, 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>E</u>
James Crowley Member <u>X</u>	Tim Lyko Member <u>X</u>	George Hall Alternate <u>X</u>	Michael Lawlor Alternate <u>X</u>
Todd Boyer Alternate <u>X</u>	Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</u>	Jay Minkarah Town Rep. <u>X</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
Mr. Lawlor for Mr. Oates.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 11 September 2024 Meeting Minutes.
Mr. Ulery moved to approve the September 11, 2024 meeting minutes.
Motion seconded by Mr. Lyko. All in favor - motion carried 7/0/0.

- VI. OLD BUSINESS
 - A. 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. (Deferred from the August 28, 2024 meeting).

WAIVER:

Mr. Crowley moved to grant a waiver from **§193-10.H**, Driveway Design Criteria, to allow the driveway associated with Map/Lot 128-006-001 to be partially located in side setbacks, 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. Lyko. All in favor – motion carried 7/0/0.

MOTION TO APPROVE:

Mr. Lyko moved to approve the Subdivision Plan SB# 04-24, Map 128/Lot 006, 288 Webster Street, Hudson, New Hampshire; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road,

Suite One, Salem, NH 03079; prepared for: K&M Developers, LLC 46 Lowell Road Hudson, NH 03051; consisting of eight sheets, and plan notes 1-16 on sheet 2; dated August 20, 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 HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5679.00 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lots. This fee is comprised of traffic, school, and recreation impact fees.
3. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
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. Review and approval of proposed access, utility, and drainage easements benefiting, or burdening, Lots 006, and 006-001.
6. Prior to the Planning Board endorsement of the Plan, the applicant shall provide a copy of the recorded waterline & access easement as shown on Plan# 40481.
7. The applicant shall add one fire hydrant on Webster Street between proposed Map 128 Lot 006-002 and proposed Map 128 Lot 006-001.
8. The applicant shall provide copies of driveway permits issued by NHDOT prior to building permit issuance.
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. Ulery. All in favor – motion carried 7/0/0.

VII. NEW BUSINESS

- A. Granite Subaru Expansion Site Plan & Conditional Use Permit 6 Executive Drive
Map 210/Lot 000
SP# 03-22 & CUP# 02-24
Purpose: to provide additional vehicle storage and display spaces (156 spaces) for Granite Subaru. The proposed development impacts 4,898 square-feet of wetlands on Lot 210-001, and 36,991 square-feet of wetland buffer area. Customer access to this expansion of the Subaru dealership will not be allowed. Application acceptance & hearing.

Mr. Ulery moved to accept the Non-Residential Site Plan Granite Subaru Expansion Site Plan SP# 03-22 & Conditional Use Permit CUP# 02-24, Map 210 / Lot 001-000, 6 Executive drive, Hudson, NH.

Motion seconded by Mr. Lyko. All in favor – motion carried 7/0/0.
Public input opened & closed @ 7:53 P.M. – No public input.

Mr. Ulery made a motion that the Board determined this Plan be considered vehicle storage, and not a parking lot.

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

WAIVERS:

Mr. Van der Veen moved to grant a waiver from **§275-6.F**, General Requirements, to not require groundwater recharge volumes to be met where it would otherwise 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. Ulery. All in favor – motion carried 7/0/0.

Mr. Van der Veen moved to grant a waiver from **§276-11.1.B.(12).(c)**, Application Submission, to allow commercial activity within 100’ of a residential, where otherwise it would not be allowed, 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. Ulery. All in favor – motion carried 7/0/0.

Mr. Van der Veen moved to grant a waiver from **§276-11.1.B.(22)**, General Requirements, to allow the display area within the thirty five (35) foot building setback, where otherwise it would not be allowed, 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. Ulery. Motion carried 6/1/0 (Crowley).

APPROVAL:

Mr. Ulery moved to approve the site plan application for Non-Residential Site Plan Granite Subaru Expansion Site Plan SP# 03-22 & Conditional Use Permit CUP# 02-24, Map 210 / Lot 001-000, 6 Executive drive, Hudson, NH, 03051; prepared by: The Dubai Group, 136 Harvey Road Bldg. B101, Londonderry, NH 03053, prepared for: Raymond James Granite Prop LLC 193 Lowell Road, Hudson, NH, 03051; consisting of 11 sheets and general notes 1-15 on Sheet 3; dated December 17, 2021, last revised August 12, 2024; and:

The Planning Board finds that this application complies with the Zoning Ordinances and with the Land Use Regulations of the Town of Hudson with consideration for 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 Plan.
2. 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.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

4. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
5. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall be allowed on Sundays.
6. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
7. The total number of storage & display spaces is limited to 156 total.
8. Confirmation of the voluntary merger of the lots.
9. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
10. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and the Conservation Commission for remediation.
11. A note shall be added to the final plan set that states: "Stockpiling of earthen materials is not allowed in the Wetland Buffer Area.
12. A note shall be added to the final plan set that states: "The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.).
13. A note be added to the final plan set that states: " No Cut/No Disturb" signage shall be installed along the wetland buffer boundary prior to issuing Certificates of Completion per Hudson Zoning Ordinance, Article IX §334-35 (E.).
14. A note be added to the final plan set that states: "Snow storage shall not be allowed in any wetland buffer area."
15. The drive isle along the proposed display area shall be reduced from twenty-two (22) feet in width to twenty (20) feet in width.
16. Additional wetland impacts to the plan will require a return to the Conservation Commission for further review.

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

VIII.

ADJOURNMENT

Mr. Crowley moved to adjourn. Motion seconded by Mr. Lyko. All in favor motion carried 7/0/0.
Meeting adjourned at 9:19 P.M.

Ed Van der Veen
Secretary

Mr. Ulery accepted the minutes as amended on 9/25/24.

Motion seconded by Mr. Hall. Motion carried 5/0/1 (Oates).

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