



TOWN OF HUDSON

Planning Board



Vincent Russo, Chairman

Rick Maddox, Selectmen Liaison

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HUDSON PLANNING BOARD MEETING MINUTES April 4, 2012

I. CALL TO ORDER

Chairman Russo called this Planning Board meeting to order at 7:04 p.m. on Wednesday, April 4, 2012, in the Community Development's Paul Butler meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

Chairman Russo asked Mr. Della-Monica to lead the assembly in pledging allegiance to the Flag of the United States of America.

III. ROLL CALL

Chairman Russo welcomed Ms. Nancy Brucker, the new Selectmen's Representative Alternate, who had been appointed in place of Mr. Roger Coutu, who had been elected chairman of the newly reorganized Board of Selectmen. He then asked Secretary van der Veen to call the roll. Those persons present, along with various applicants, representatives, and interested citizens, were as follows:

Members

Present: James Barnes, Glenn Della-Monica, George Hall, Ed van der Veen, Vincent Russo, and Richard Maddox (Selectmen's Representative).

Members

Absent: Tim Malley (excused).

Alternates

Present: Irene Merrill, Marilyn McGrath, Jordan Ulery and Nancy Brucker (Selectmen's Representative Alternate).

Alternates

Absent: None. (All present.)

Staff

Present: Town Planner John Cashell.

Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman Russo seated Ms. McGrath in place of the absent Mr. Malley.

V. MINUTES OF PREVIOUS MEETING(S)

A. 02-08-12 Minutes

-04-04-12 Packet

Chairman Russo addressed the minutes for the meeting of February 8, 2012, as distributed in the meeting packet for this meeting, asking if anyone were prepared to review those minutes.

Mr. Della-Monica requested the following changes:

- Page 4, 6th paragraph, 2nd line—he said he did not remember what he actually had said but he did not think he had said “surface recreation,” and he asked that the audio record be checked.
- Page 5, 5th paragraph, 1st line – “RSVP” should be “RFP.”
- Page 7, 5th paragraph 5 – he said he did not think Selectman Maddox had said “front part of the family,” saying this did not make sense. Selectman Maddox said that might refer to the front part of a lot. Chairman Russo asked the recorder to check the audio record and make changes as appropriate.

Ms. Merrill requested the following changes:

- Page 5, 45^h paragraph, remove one of the “if”s.
- Page 7, 1st paragraph 5th line from bottom – she questioned the word “Entesis.” Ms. McGrath explained that this was the name of the company being discussed.

No further change requests being brought forward, Ms. McGrath moved to approve as amended; Mr. Della-Monica seconded the motion.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7–0).

B. 03-14-12 Minutes

- 04-04-12 Packet

Chairman Russo addressed the minutes for the meeting of March 15, 2012, as distributed in the meeting packet for this meeting, asking if anyone were prepared to review those minutes.

Mr. Della-Monica requested the following changes:

- Page 5, 4th paragraph – irrelevant diagonal slash character needed to be removed.
- Page 5, 6th paragraph, 8th line -- “watermain” should be two words.
- Page 6, 2nd paragraph, 2nd line -- it should say “street light” instead of “blinking traffic light.”
- Page 6, 2nd paragraph, last line -- Selectman Maddox noted “camouflage” should say “camouflaged by left-turning vehicles preventing sight distance for right-turning vehicles.”
- Page 10, 3rd paragraph -- Mr. Della-Monica informed the Board that there was an easy and painless method for getting a permit for some types of previously-done unpermitted work.”

No other change requests being brought forward, Ms. McGrath moved to approve as amended; Mr. Della-Monica seconded the motion.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7–0).

VI. CORRESPONDENCE

**B. Memorandum, dated 04-04-12 from Jim Michaud, Assistant Assessor,
Re: Annual Tax Map Updates (2012 Tax Year)**

Chairman Russo noted that the correspondence from the Assistant Assessor would be taken up under **Other Business**, later in the evening.

Selectman Maddox asked that the matter be addressed at this time.

Chairman Russo read aloud the memorandum heading, as repeated above.

Town Planner Cashell said \$1400 was being requested, noting that this was an annual event.

Mr. Ulery referenced the attached 04-03-12 letter from Aerial Survey & Photo, Inc., and he questioned if some provision should be made for condominiums. Town Planner Cashell said this had been reviewed by the Planning Board, saying there was a certain amount of

land reserved for the condo unit, not part of the condo space, and there was an option not to break down those separate land areas. He said the Board would be reviewing townhouses, not land. He said this had been discussed by Town Counsel, noting the Board could do land but did not do that.

Mr. Ulery asked for an explanation of the ramifications of this, asking how an individual condo owner would know what his taxes would be. Mr. Cashell said it all had to do with what the market bearing was for a townhouse, noting that townhouses with extra land would probably sell for more. As far as whether the Town was getting its best money, he said, that did not really come into play.

Mr. Barnes moved that the Board favorably recommend to the Board of Selectmen the expenditure of up to \$1,400 from the Town's Tax Map Updating Account for the purpose of updating the Town's Assessing Maps and associated digital data for 2012.

Ms. McGrath seconded the motion.

Town Planner Cashell noted that the cost had decreased considerably over the years, saying the cost had originally been more than \$2,000 per year but now was down to maintenance amounts.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7-0).

Selectman Maddox said he would ask Assistant Assessor Michaud to give a different explanation of how condominium properties were treated, stating that his own taxes were based only on the building with no regard for land, so he would get a more definitive response from Mr. Michaud rather than put Town Planner Cashell on the spot. Mr. Cashell said Selectman Maddox was correct, saying the land value did not come into play—adding that he had discussed this with Mr. Michaud.

Mr. Ulery said he understood that the assessment was based on the size of the unit, not the land.

Chairman Russo noted that he had skipped over **Correspondence** Item A.

A. Letter dated 02-27-12 from Hayner/Swanson Re: South Hudson Corridor Study, Hudson, NH

Deferred Date Specific from the 03-07-12 Planning Board Workshop.

Chairman Russo read aloud the published notice, as repeated above, noting that there were people who wished to address the Board this evening.

Mr. James Petropulos, PE, from the firm of Hayner Swanson, Inc., representing Mr. Tom Monahan, recalled that they had come before the Board at the November 2, 2011, workshop

meeting for a discussion of future use of Mr. Monahan's property off Dracut Road. He reviewed an untitled aerial photo, similar to what was being displayed by Town Planner Cashell. He reviewed the property and its situation, describing details of the neighborhood. He noted that the current R-2 designation for this property only allowed single-family homes and duplexes, saying they hoped to do something better, and he suggested that Mr. Monahan wanted a signature project. Saying the property was somewhat transitional, he said the challenges were threefold, as the property did not have sewers, there were traffic issues, and the current zoning limited what could be done. He said they wanted to work with the Planning Board to solve some of these problems, noting that Mr. Monahan had been approached by people proposing various uses, but the site-development issues had to be addressed.

With regard to zoning, Mr. Petropulos continued, he and Mr. Monahan had looked at what was done in other communities, saying he had no definitive proposal at this time, but they knew much work would be required.

Regarding sewer, he continued they had learned that the City of Nashua was in the early stages of expanding the treatment plant, and they hoped part of that expansion would let the Town of Hudson have a say and hopefully would gain some capacity—in which case they would like to consider possibly sewerage the site.

Mr. Petropulos said they had come up with the notion of getting a study of the corridor that would look at its worth and problems, noting that other communities did this and then generated a concept plan. He said the limits would be somewhat defined by the Wason Road/Flagstone Drive intersection with Lowell Road, down Lowell Road to the intersection with Dracut Road and River Road, down River Road to past the golf and tee facility, as well as down Dracut Road south to the power line. He acknowledged this was very early discussion, but suggested that having such a plan would be helpful to other future projects as well. He said they had talked with Marty Kennedy, of VHB, who had been the Board's consultant in past corridor studies, and who had assisted him in preparing the 02-27-12 letter attached to Town Planner Cashell's staff report. He then suggested there should be an initial kick-off meeting, discussing the difficulties of turning left onto the Sagamore Bridge road, along with the challenges of the Dracut Road/River Road intersection. He outlined some of the studies that would have to be done, including accident data, review of existing operations, traffic counts, future projections, and analysis of what could be developed for other properties to the south. He said they had looked at possible solutions, including a roundabout, review of costs, etc. He said this would be a good planning tool, and Mr. Monahan was willing to contribute money and time to this sort of study.

Chairman Russo asked if anyone in the audience wished to speak. No one came forward.

Selectman Maddox said this was a great idea, but they would be dealing with a lot of unknowns, including development for the Green Meadow property—noting that someone from the Green Meadows property was present in the audience. He said that not knowing what could be developed was an issue, determining how big the roadways should be made, what turning counts would be needed, etc. He noted that the Planning Board too often was asked to address a particular plan and to try to address the roadways on a piecemeal basis, with each successive applicant saying they only were involved with a little piece of the

whole, with the result that the real roadway problems never got fixed. He argued that there had to be a funding mechanism covering how this could be done, saying this represented real planning.

Ms. McGrath said she tended to agree that a corridor study was what the Planning Board should be doing, but she had several concerns, including the cost and who would be bearing the cost—adding that Lowell Road was a mess, and so were River Road and Dracut Road. She said she would be interested in hearing what the applicants felt the cost would be what they felt the Town's fair share would be. She then noted that Mr. Petropulos had said the study should go up Lowell Road to the Wason Road intersection, saying she felt it should be expanded northward to Pelham Road at the very least and perhaps even to Central Street—and to the state line to the south, or at least to Sherburne Road. She said it was concerning to think that 226 acres were being suggested for development, which would bring a lot of traffic to an already overburdened roadway system.

Mr. Petropulos said they had tried to establish the cost, saying Mr. Kennedy had suggested a total cost of about \$60,000 for the study as he had earlier outlined it, from Wason Road down to the Dracut Road/River Road intersection—clarifying that this amount was just a ballpark estimate. He said they hoped that Mr. Monahan's partners and other property owners would also contribute. The expanded scope Ms. McGrath had outlined would cost more, he noted, saying he thought the extensions to the south might not be as congested as she had suggested, but the northern extant would be. He said he had not invited Mr. Kennedy here tonight, but he felt that Mr. Kennedy should be at the kick-off meeting for a better look at the scope and costs. He then suggested a 60% share, noting that the benefit would not be just for Mr. Monahan but for also for other property owners along that corridor.

Mr. Ulery asked how many stakeholders were being suggested. Mr. Petropulos said right now it was Mr. Monahan and the Town, but they hoped other large property owners would be involved. He said they did not expect the Town to bear the total cost.

Selectwoman Brucker asked what would be built there. Mr. Petropulos said they did not know, noting that currently only single-family and duplexes were allowed. He said it could be some combination of businesses and different kinds of housing. He assured the Board that they were not going to propose 10,000 housing units or anything like that.

Mr. Hall said he did not think everyone had a real idea of what a traffic study would be, noting that a study would be followed by proposed fixes to make things better in order to determine what could be built on the property and the potential impacts of that development. He asked what the \$60,000 would do other than the first step. Mr. Petropulos referenced his correspondence, referring to Item 5 (*Existing Traffic Operations*). Mr. Hall questioned whether \$60,000 could cover all the steps outlined in the document. Mr. Petropulos said he thought it would, saying a corridor study would end up with a small report and a plan, with the latter perhaps being an aerial of the area with overlays of proposed improvements—clarifying it would not result in a set of drawings that one could construct off of, but was a general guide for future development. Mr. Hall noted that the Town had a corridor study, which was used to develop the CAP fee, which had not been updated for some time, so this proposed study would be advantageous—but the Board would have to differentiate between improving what the Town had plus the costs of accommodating further development. He

said a good percentage of development on River Road and Dracut Road would possibly be from out of state, but the Board did not know that. He said he did not know if the study should have to go north beyond Sagamore Bridge, but it should go to the state line toward the south. He said there were a number of intersections down Dracut Road that for the purpose of the study might not be required for what Mr. Monahan was interested in, but he did not know if that meant these should not be covered, as well, as those were impacts that would affect the entire corridor. Mr. Petropulos said that this was an argument for asking for the Town's participation, as it would be good information for the Town. He said most traffic from Mr. Monahan's project probably would go north, to the Sagamore Bridge, with less of it going down to the state line, but Mr. Hall had brought up a good point

Mr. Hall said there had to be a benefit for the Town, saying the value of the study would go away if Mr. Monahan went away and did not do anything. He acknowledged there would be a benefit in updating the existing corridor studies that were being used to establish CAP fees right now, but he did not see how to figure out what the contribution should be. Mr. Petropulos said he was not entirely familiar with the CAP process, but he was not sure it provided actual plans on how to make the roadways better, with possible solutions being proposed by a traffic expert. He said he thought this proposed study would show how to make the roadways better—adding that, as an engineer he would be thrilled to see what a professional traffic consultant said about the River Road/Dracut Road intersection. Mr. Hall said those drawings existed.

Town Planner Cashell said the town could live comfortably with the existing roadway system with minor improvements with the traffic the way it was now, but this discussion pertained to the impact of development of Mr. Monahan's 226 acres, plus development of the larger Green Meadows properties. He said both of these could be developed in piecemeal fashion, over the course of 30 to 40 years, but no one knew what the market was ready to do. He said this proposal was to put together a traffic study that would take into consideration the potential full build-out of these parcels of further development. He then made reference to the value of the previous day's form-based development symposium he had attended, acknowledging that this was contrary to what he had said the previous week about the form-based development concept. He said the symposium speaker, Alan Manoian, a former Nashua city planner, would be interested in coming before the Board to discuss development of Route 111 and this proposal. Mr. Cashell said he could see the benefit in planning for development of these parcels, to see what needed to be improved in the associated roadways. He said it was somewhat easy to figure out if the current zoning remained in place, amounting to approximately 250 homes on Mr. Moynihan's property, with much more development possible on the Green Meadows property. Mr. Cashell said he thought the Town might want to go into a form-based session as a possibility of figuring out the potential for these properties and how they could be accommodated for.

Mr. Barnes said he believed the area of the corridor study needed to be expanded beyond what Mr. Petropulos had proposed, especially to the south. He said a lot of the traffic would be going to Sagamore Bridge, and morning and evening peak traffic flow needed to be defined, but there were differences between residential and commercial development. He suggested some modeling might be required, saying the Planning Board needed to be doing some planning—adding that the Board should encourage other large property owners in the area to participate.

Ms. McGrath noted that Mr. Petropulos had mentioned a possible need for zoning change, if other than housing were planned. She said a Town Meeting vote would be needed for this; Mr. Petropulos concurred.

Ms. McGrath asked, if the Town were to participate in a corridor study, if that cost would come from already-collected CAP fees. Mr. Cashell expressed a belief that it could, saying the Lowell Road corridor account had about \$60,000 while the other two corridor accounts had in excess of \$300,000. He suggested that the Town could pay a third of the costs from the existing fund. Ms. McGrath asked if the Lowell Road corridor fund could be tapped if the study were expanded to the north, as she had suggested, and she noted that there would be additional impact in drawing people from Nashua and beyond to the proposed development.

Town Planner Cashell outlined another idea, with a road extending from Stewart Street through Mr. Monahan's property, noting that this could tie into the long-proposed boulevard that had been suggested as a replacement of the Circumferential Highway. He said the State might allow use of the Circumferential Highway path, but the State would not pay for roadwork, and it might be up to the Town and local developers.

Selectman Maddox noted that for sewer and water, the developer paid and they got money back if others connected, and he suggested that approach could be used here. He noted that there already was a lot of planning for the Green Meadows proposal, covering 29 intersections, and he expressed hope that this could be used rather than repeated. He said the "800-pound gorilla" was still the 500-acre Green Meadows property, and there needed to be a method to bring these people together and then to the table. He concluded by suggesting the Town could send out a letter to bring all these people to the table.

Chairman Russo asked who else was on board right now. Mr. Petropulos said he was representing Mr. Monahan tonight. Chairman Russo asked if they had not contacted others; Mr. Petropulos said they had, saying Mr. Monahan would speak to that.

Mr. Petropulos said he agreed that there was a bulk of data from the Green Meadows proposal, but he contended that the proposed study had to be limited so that it would not be an open-check effort, reiterating that they did not know at this time what was going to be on the property. He said everyone had to be sure they were not melding a specific planning effort about how they were developing the property into a traffic analysis. He said they were trying to see what improvements to the roadways would give improved capacity—adding that he did not have answers for that, saying the work needed to be done in order to do it. He said it would be helpful to get Mr. Kennedy to come in for the next workshop meeting, saying Mr. Monahan would like the Town to quarterback the study.

Town Planner Cashell said the location of Hudson and the nearby highways had to be taken into consideration. He referenced the Friary property, the Sagamore Industrial area, the whole corridor along Lowell Road, which he said for all intents and purposes was still largely undeveloped, as well as the massive undeveloped land of the Green Meadows property. He said the Board could be engaged in planning for the right future, saying traffic was one part of it, but planning also was involved with other issues, including water.

Selectman Maddox pointed out that Hudson did not own the property that Mr. Cashell was describing, saying it was really a function of what the market was going to do, and Hudson could not tell the property owners what to do. Town Planner Cashell said the

developers could not do anything on their own, but would have to have a fellowship. Selectman Maddox said this was a good first start, but it would eventually need to go to the selectmen (noting that three selectmen were present this evening).

Mr. Tom Monahan, owner of the parcel, noted that he had owned the majority of this land for 15 years, saying he and the Friels had been talking (noting that Atty. Jay Leonard was present this evening in the audience), and that they had "volumes of stuff." He said the Friels thought the information they owned might lower the costs to \$40,000, saying they were interested but with reservations. He said ongoing discussions had been held with owners of other parcels along Lowell Road, and the majority of the abutters had expressed interest. He acknowledged they had not gone to other property owners on the west side of Lowell Road, but he had paid attention to his abutters, who had expressed interest in a master plan. He noted they had met with the mayor of Nashua, as well as with Town Engineer Gary Webster, along with VHB.

Selectman Brucker expressed agreement with Town Planner Cashell, saying one of the reasons she had wanted to serve on the Planning Board was that Hudson had an exciting potential and the Town needed to have a vision of what was wanted. She said the Town needed to know what the consensus was,

Chairman Russo noted that the idea had been proposed to bring in Mr. Marty Kennedy, noting that there would be a cost. He asked who would pay for that. Mr. Petropulos said he would recommend that they contact Mr. Kennedy and ask him to attend the next workshop and discuss the limits of the corridor review, saying he did not think that would be a stumbling block.

Ms. McGrath clarified that this would be at Mr. Petropulos's cost. Mr. Petropulos responded in the affirmative.

Atty. Jay Leonard, stating that he was here at the request of the Friel family, just to listen, said the Friels continued to be interested in development of their property, saying they would be happy to share the information they had.'

Town Planner Cashell asked if Mr. Petropulos and Mr. Monahan wanted to come back in May, June, August, or what. Mr. Petropulos said they would come back at the next available workshop meeting. Mr. Cashell said that would be May 2nd.

Ms. McGrath moved to defer further review of the proposed South Hudson Corridor Study, date specific, to the May 2, 2012, Workshop meeting.

Mr. Barnes seconded the motion.

Selectman Maddox said he would bring this concept before the Board of Selectmen and get their feeling.

Mr. Della-Monica asked if there were any likelihood that this could move forward so that there would be rezoning proposed for the next Town meeting, which would increase the pace. Mr. Petropulos suggested deferring that decision until the next meeting.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion. All members voted in

favor, and Chairman Russo declared the motion to have carried unanimously (7–0).

Chairman Russo declared a break at 8:35 p.m., calling the meeting back to order at 8:50 p.m.

VII. PERFORMANCE SURETIES

No Performance Sureties items were addressed this evening.

VIII. OLD BUSINESS/PUBLIC HEARINGS

No Old Business/Public Hearings items were addressed this evening.

IX. NEW BUSINESS/PUBLIC HEARINGS

No New Business items were addressed this evening.

XI. OTHER BUSINESS

X. WORKSHOP

A. Review Driveway Regulations relative to allowed slopes.

and

B. Review Existing Driveway Application.

Town Planner Cashell said he thought he had simplified the goal with the revised permit application form he was proposing in his staff report. He referenced Attachment B (the proposed revised draft) of his staff report, comparing it the existing form (Attachment A), explaining why he thought this approach would be simpler—noting that it got rid of the profile drawing and used cleaned-up language, which he felt was easier to understand and to read.

Mr. Barnes referenced Page 1, asking what an applicant would put in for “proposed drainage.” Town Planner Cashell said it could be catch basins. Mr. Hall suggested saying “existing roadway drainage.” Mr. Cashell noted that 99% of these would be interactions of the applicant with the Town Engineer and the Road Agent. He said most people did not know a driveway permit was required.

Mr. Barnes asked who would sign off on “Driveway satisfactorily completed.” Mr. Cashell said that would be Town Engineer Webster, but Mr. Webster could assign it to the Road Agent.

Mr. Della-Monica suggested saying "unobstructed sight distance." Chairman Russo concurred. Mr. Della-Monica suggested simplifying it further by taking it to street level. He then added that the angle of the driveway should be designated as a percent off 90 degrees, not "angle of entry."

Selectman Maddox referenced the text of Bedford's version, provided as Appendix C, suggesting using the same map, and expressing a belief that the process could be made even simpler.

Mr. Della-Monica concurred, adding that he felt the last few lines of the waiver statement were requiring something the Town could not demand.

Chairman Russo suggested Town Planner Cashell come back with a revision incorporating the diagram, as suggested by Selectman Maddox. He noted that the driveways beyond that access point should be workable, saying there was nothing in the text to prevent a property owner from putting in too-steep or two-twisting a path. Town Planner Cashell acknowledged that the maximum grade was not specified; Chairman Russo said that was his point.

Town Planner Cashell said the length of the driveway was more regulated by the Fire Department. Chairman Russo said he wanted to address the portion of the driveway that went from the access point up to the house.

Ms. McGrath asked if the Fire Department signed off on all driveway permits. Town Planner Cashell responded that they did so with respect to the roadway regulations, including requiring a turnaround for long driveways. Ms. McGrath expressed a belief that this was done for subdivisions but not for house driveways. Mr. Cashell demurred, saying the Fire Department reviewed everything. He confirmed that every driveway request went before the Fire Department and that they signed off on it as part of the Building Permit review process. Chairman Russo suggested adding the Fire Department to the signature block.

Ms. McGrath noted that the Zoning Board of Adjustment had just dealt with a case of creating new driveways on existing lots, saying she thought some of those should be concerning to the Fire Department, and she felt the Fire Department should review all of them. Town Planner Cashell said they probably did.

Selectman Maddox said he would check with the Fire Department, but he believed that Town Engineer Webster pulled the Fire Department in only if he had any question about a driveway application. He suggested not adding the Fire Department to the process unnecessarily.

Mr. Della-Monica said the Fire Department probably had documentation on what was needed, suggesting that the Board get a copy of that.

Mr. Ulery noted that a fire truck could not get up his driveway, but an ambulance could. He questioned if he would have to move his house, saying there was a question of grandfathering. Ms. McGrath said she had been talking about lots that currently did not have homes on them. She said it was a safety issue, and having a Fire Department look at the property should not be a big burden.

Chairman Russo said the turnaround issue also pertained to oil trucks, propane trucks, etc., which also had to back up, saying these were disasters waiting to happen—saying this was not considered by the Fire Department. He said the issue before the Board was moving forward, for homes yet to be built. He then pointed out that the Fire Department had to go to every new home to approve them for a Certificate of Occupancy, anyway, saying it would not require extra effort to approve the driveway while they were there.

Selectman Maddox said it was too late at that point, as the slope might be too steep, and the driveway had to be looked at before the Fire Department reviewed the finished building. Selectman Maddox reiterated that he would check what the Fire Department's procedure was. He then noted that this discussion had started because of a request for a second driveway, but there was nothing in this text, and there should be a checkbox to say whether what was being requested was a second driveway. Chairman Russo concurred.

Chairman Russo said Town Planner Cashell had some stuff to work with, expressing a belief that the Board did not want to go further with this subject this evening.

XII. ADJOURNMENT

All scheduled items having been addressed, Ms. McGrath moved to adjourn; Mr. Barnes seconded the motion.

VOTE: Chairman Russo called for a verbal vote on the motion. All members voted in favor.

Chairman Russo then declared the meeting to be adjourned at 9:23 p.m.

Date: April 15, 2012

Vincent Russo, Chairman

J. Bradford Seabury, Recorder

Edward van der Veen, Secretary

These minutes were accepted as amended following review at the 04-25-12 Planning Board meeting.

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**HUDSON PLANNING BOARD Meeting Minutes
April 4, 2012**

Page 13

The following change was made to the draft copy in accordance with review comments at the Planning Board meeting of 04-25-12:

Page 11, 1st paragraph, 2nd & 3rd lines – reworded the clause as a separate sentence, changing “Mr. Della-Monica suggested simplifying it further by taking it to street level, adding that it should be designated as percent off 90 degrees, not angle of entry” ” to read “Mr. Della-Monica suggested simplifying it further by taking it to street level. He then added that the angle of the driveway should be designated as a percentage off 90 degrees, not ‘angle of entry.’”