



TOWN OF HUDSON

Planning Board

George Hall, Acting Chairman

Rick Maddox, Selectmen Liaison



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MEETING MINUTES January 14, 2015

- I. CALL TO ORDER BY CHAIRPERSON AT 7:08 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Members

Present: George Hall, Glenn Della-Monica, Marilyn McGrath, Bill Collins, Richard Maddox (Selectmen's Representative), and Nancy Brucker (Alternate Selectmen's Representative)

Members

Absent: Tim Malley (excused), Ken Massey (excused)

Alternates

Present: Jordan Ulery, Charles Brackett, Cheryl Cummings

Alternates

Absent:

Staff

Present: Town Planner John Cashell.

- IV. SEATING OF ALTERNATES

Mr. Brackett seated for Mr. Malley

Ms. Cummings seated for Mr. Massey

- V. MINUTES OF PREVIOUS MEETING(S)

- A. 08-27-14 Minutes

Deferred from 12/10/14 Planning Board Meeting.

Ms. McGrath moved to approve as submitted. Motion seconded by Mr. Della-Monica.
All in favor – motion carried.

- VI. CASES REQUESTED FOR DEFERRAL

- VII. CORRESPONDENCE

- A. Annual Tax Map Updates – 2014/15 Tax Years

Reference memo from Jim Michaud, Assistant Assessor, to John Cashell, Town Planner, dated December 3, 2014.

Mr. Della-Monica moved to forward a favorable recommendation to the Board of Selectmen, relative to the expenditure of \$3,990.00 from the Town's Tax Map Updating Account, and for said sum to be used for the purpose of updating the Town's Assessing Maps in accordance with the attached proposed contract between the Nashua Regional Planning Commission (NRPC) and Town of Hudson. Motion seconded by Mr. Brackett. All in favor – motion carried.

- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS

- XI. OLD BUSINESS/PUBLIC HEARINGS

- A Orchard at Nottingham Subdivision Map 231/Lot 053
SB# 09-14 90 Gowing Road

Purpose of plan: is to subdivide the subject land, Map 231, Lot 053 into 16 single-family residential house lots and 2 open-space parcels, pursuant to Article XI of the Town of Hudson Zoning Ordinance. Hearing. Deferred Date Specific from the 12-10-14 Planning Board Meeting.

Requested Waivers:

1) HTC 289-18.B.(2) – Length of Cul-de-sac

Mr. Della-Monica moved to grant the requested waiver – HTC 289-18.B.(2) – Length of Cul-de-sac – because in order to provide the front buffer for the neighbors, at their strong request, and to lay out the subdivision with reasonably shaped lots, while at the same time provide significant protective open space, it was necessary to extend the cul-de-sac, and as the applicant offered to require sprinklered houses on lots 7 thru 13 (as further cited in condition of approval #9), and as such, the spirit and intent of the regulations, via good design, buffers and environmental protection have been provided. Motion seconded by Mr. Brackett. Vote: 6-1-0 (MM) opposed. Motion carried.

2) HTC 290-4.A.(10) – Post Development Peak Rate Runoff

Mr. Della-Monica moved to grant the requested waiver – HTC 290-4.A.(10) – Post Development Peak Rate Runoff – because the request involves an insignificant increase in the 2-yr. storm event (i.e., 0.24 cfs), and as such, will not cause any flooding or other drainage related issues to the vicinity environment (see Town's Consultant Engineer Comments, CLD, Inc. dated 17 Nov 2014, which supports this determination), and as such, the granting of this waiver is not contrary to the spirit

and intent of the Planning Board's Stormwater Management Regulations. Motion seconded by Mr. Collins. All in favor – motion carried.

Mr. Della-Monica moved to approve the subdivision plan entitled: **“Orchard at Nottingham”** Map 231 – Lot 053, Hudson, New Hampshire, prepared by Meisner Brem Corporation, 51 Main Street, Salem, NH, dated 16 Sept 2014, last revised thru 07 Jan 2015, consisting of Sheets 1 – 13 and Notes 1 – 9 and various notes on Sheet 2 of 13, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above Subdivision Plan-of-Record (hereafter referred to as the Plan).
- 2) Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and all Drain Easement and Open Space Deeds pertaining to the Plan.
- 3) Prior to Planning Board endorsement of the Plan, the following 3 Notes shall be inscribed on Sheet 2 of the Plan:
 - a) CAP Fee in the amount of \$975.26, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
 - b) A public school impact fee in the amount of \$3,578.00 per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
 - c) A recreation contribution in the amount of \$400.00 per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
- 4) This approval is subject to final engineering review.
- 5) If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
- 6) Construction activities involving the lots shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Friday. Interior construction activities are allowed on Saturday between 7:00 A.M. and 6:00 P.M. Both interior and exterior construction activities are prohibited on Sunday. Note: this condition shall be properly inscribed on Sheets 3 and 4 of the Plans prior to Planning Board endorsement of same.
- 7) The developer shall be responsible for the installation of a road status sign at the entrance drive to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations. Note: the aforementioned sign is in addition to the “Dead End” sign cited in Note 15, of the General Construction Notes found on Sheet 2 of the Plan.
- 8) The above-cited and approved waivers shall be inscribed on the Plan prior to Planning Board endorsement.

Motion seconded by Mr. Della-Monica. All in favor – motion carried.

XV. OTHER BUSINESS

XVI. ADJOURNMENT

Motion to adjourn by Selectman Maddox. Seconded by Mr. Della-Monica. All in favor – motion carried.

Meeting adjourned at 8:55 p.m.

Glenn Della-Monica
Acting Secretary