

**MINUTES/DECISIONS OF THE PLANNING BOARD**  
**MEETING DATE: MARCH 13, 2019**

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Timothy Malley Chairman <u> X </u>	Jordan Ulery Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charlie Brackett Member <u> X </u>
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Dillon Dumont Member <u> X </u>	Ed Van der Veen Member <u> X </u>	Elliott Veloso Alternate <u> X </u>
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Roger Coutu Select. Rep. <u> X </u>	David Morin Alt. Select. Rep. <u> E </u>	Brian Groth Town Rep. <u> X </u>
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Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. ELECTION OF OFFICERS**

Mr. Coutu moved to nominate Mr. Malley as Chairman. Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Coutu moved to nominate Mr. Ulery as Vice-Chairman. Motion seconded by Mr. Dumont. All in favor – motion carried.

Mr. Coutu moved to nominate Mr. Collins as Secretary. Motion seconded by Mr. Dumont. All in favor – motion carried.

- VI. MINUTES OF PREVIOUS MEETING(S)

- 13 February 19 Meeting Minutes – Decisions.

Mr. Coutu moved to approve the 13 February 19 Meeting Minutes (as written/amended).

Motion seconded by Mr. Brackett. Motion carried 6/0/1 (Dumont abstained)

- VII. CASES REQUESTED FOR DEFERRAL

VIII. CORRESPONDENCE

- A. Request to Release Corridor Impact Funds for Traffic Camera Feeds by Elvis Dhima, P.E., Town Engineer dated February 20, 2019

Town Engineer Elvis Dhima came before the planning board seeking its recommendation for the BOS to release monies paid into the Rt.111 and Rt.102 corridor improvement accounts. He explained that the money is to for the purchase of two traffic control cameras, which will help with better intersection traffic control at the Central Street and Lowell Rd. intersection and at the Derry Rd. and Abbott Farm Intersection. Mr. Dhima added that these cameras would be interconnected to other existing cameras in town through a fiber optic network and will afford his office the ability to make adjustments to light timing on demand and will aide with traffic as conditions change throughout the day.

Mr. Ulery moved to recommend to the Board of Selectmen the release of \$33,620.00 from Impact Fee Account 2070-086 Corridor – Route 111 Improvements, and \$32,455.00 from Impact Fee Account 2070-091 Corridor Route 102 Improvements, totaling \$66,075.00, in accordance with the written request of the Town Engineer. (Please see attached email from Town Engineer, Elvis Dhima, dated 20 Feb. 2019)

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

- IX. PERFORMANCE SURETIES  
X. ZBA INPUT ONLY  
XI. PUBLIC HEARINGS  
XII. OLD BUSINESS/PUBLIC HEARINGS  
XIII. DESIGN REVIEW PHASE  
XIV. CONCEPTUAL REVIEW ONLY

- A. 225 & 227 Lowell Road Conceptual Site Plan      225 & 227 Lowell Road  
CSP# 01-19      Map 222/Lots 3, 4, 5, & 6

Purpose of the Plan: To propose a commercial development consisting of a 2,200+/- square foot (SF) restaurant with drive-thru, 5,000+/- SF bank with drive-thru and a 10,700+/- SF retail building.

No motions conceptual site plan review only

**Presenter: Matt Bombaci**

Mr. Bombaci gave a brief presentation on a conceptual site plan for property located at the south corner of Lowell Road and Flagstone Drive. The preliminary plan showed the layout for a bank with drive-thru, two retail buildings and a small restaurant with a drive-thru along with parking and access to the site. The goal of the meeting and presentation tonight was to obtain planning board member input prior to

a full site plan review. After Mr. Bombaci concluded his presentation he asked for planning board member input and suggestions.

The concept plan shows parking spaces of 9 feet by 18 feet in size with landscaped aisles between rows. Mr. Van der Veen said he preferred that parking spaces be sized per Hudson regulations which are 10 foot by 20 Foot. Mr. Van der Veen also pointed out that there were no loading zones shown on the plan.

Staff pointed out that more parking spaces were being proposed than required. This design does not reflect the concept of shared parking, where visitors to the site may visit more than one business while only using one parking space. Further, staff pointed out that a potential impact fee may account for shared trips and therefore the parking should as well; the impact fee and site plan should not be contradictory. Staff supports an overall reduction of parking spaces in favor of an increase in open space and interior landscaping.

Mr. Ulery stated that snow storage should be shown on the final plan along with landscaping details.

Mr. Brackett suggested that there be access to Sagamore Park Road from the site stating that would promote a smooth flow of traffic coming from the southern end of the industrial park locate behind the site and an alternative for fire/safety vehicles. Other members indicated agreement.

Mr. Dumont asked the building would be owned by one individual or where there plans to separate them into individual ownership. Mr. Bombaci replied that the site would be under one ownership

XV. NEW BUSINESS/PUBLIC HEARINGS

A. 71 Derry Street Subdivision Plan  
SB# 13-18

71 Derry Street  
Map 166/Lot 001

Purpose of Plan: to depict the subdivision of one (1) existing parcel of land into two (2) new lots as shown on the plan. Application Acceptance & Hearing.

**Presenter:** Attorney Morgan Hollis of Gottesman and Hollis

Attorney Hollis appeared before the PB seeking a fourth deferral for the subdivision of land at 71 Derry Road. He explained that there were still outstanding issues with the subdivision that needed further attention and asked if this board would grant one more deferral of the case until the April 10, 2019 meeting. Selectman Coutu commented that granting another deferral was not fair to the property abutters that wanted to provide input. Mr. Brackett recommended that the applicant be allowed to rescind his application without prejudice for which the rest of the PB members agreed. The applicant's representative Attorney Hollis also agreed that withdrawing the subdivision application at this time was the prudent option at this time.

Mr. Coutu moved to allow the applicant to withdraw the 71 Derry Street Subdivision Plan, SB#13-18 application without prejudice.

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

XVI. OTHER BUSINESS

**A. Selection of Citizen Volunteer for the Capitol Improvement Committee**

Volunteer Application, Robert “Bob” Calzini, dated 2/12/19

Town Planner Groth received a volunteer application from Mr. Robert Calzini to serve as a Citizen Volunteer for the Capitol Improvement Committee. Mr. Calzini was not present at the meeting to answer any questions but the PB membership felt comfortable accepting his volunteerism without any formal interview.

Mr. Coutu moved to appoint Mr. Robert Calzini to serve a Citizen Volunteer on the 2019 Capital Improvements Committee.

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

**B. Infrastructure Improvements update from Elvis Dhima, P.E., Town Engineer**

Town Engineer Elvis Dhima presented eight major infrastructure projects to be considered by the planning board for approval and funding through a ten year plan. The items listed were:

1. Bridge Street Twin Bridge rehab est. cost \$2,000,000
2. Additional intersection improvements, McCain & Gridsmart equipment est. cost \$65,000
3. Speare Road culvert replacement est. cost \$500,000
4. Melendy Road Bridge replacement est. cost \$500,000
5. Lowell Road over First Brook Bridge est. cost \$350,000
6. Lowell Road and Birch Street Bridge est. cost \$600,000
7. Lining of 5 foot culvert under T-Bones parking lot \$300,000
8. Lowell Road and Birch Street Intersection improvements est. cost \$2,000,000

Mr. Dhima addressed each line item with a brief explanation of its importance along with an estimated cost for the project. In regards to item one Mr. Dhima explained that the bridge roadway project would be a joint effort between Hudson and Nashua and costs would be equally split between both communities. Mr. Dhima emphasized that taking care of the bridge roadway should be considered highly as any failure of the structures could have an enormous impact on traffic along the corridor. Mr. Van der Veen concurred with Mr. Dhima’s assessment and added that maintaining the bridges now would be significantly cheaper than waiting and having to replace them at a later date. Mr. Collins asked how long a project like this would take to complete, Mr. Dhima replied that a two to three month time frame per bridge should be expected.

On item three Mr. Collins suggested that there might be monies available through the Aquatic Resource Mitigation Fund program to assist with costs associated with the

culvert pipe replacement on Speare Road. Mr. Collins stated that the ARM program information is available through NHDES and monies provide can be used to help pay for projects like this. Mr. Dhima said he would be willing to look into the program.

On item five Mr. Dumont suggested that a sidewalk be incorporated into any bridge replacement design considered for Melendy Road stating that the road is heavily used by both pedestrians and automobiles and the addition of a sidewalk would enhance safety at the bridge crossing and along the roadway.

Selectman Coutu suggested that items 6 through 8 be grouped into one package as they are all interrelated and due to the complexities and costs of handling these projects individually it made more sense to treat them as one project. Selectman Coutu then added that the costs could be taken care of through one bond rather than individual line items.

### **C. Cul-de-Sac Roadway Width Reduction**

Purpose: To evaluate the towns current roadway requirements for cul-de-sacs created as part of a subdivision

Town Planner Brian Groth and Town Engineer Elvis Dhima proposed changing the current regulation for cul-de-sac roadway width from 28 feet to 24 feet. Mr. Groth pointed out that reducing the current width would reduce the environmental, visual and fiscal impacts of unnecessary asphalt. He added that most if not all surrounding communities have a twenty-four foot or smaller road width standard. This proposal is also supported by the Town Engineer, Director of Public Works, the Police Chief and Fire Chief.

During discussion Mr. Brackett and Mr. Van der Veen both expressed reservations sighting safety concerns for cyclists and residents living along narrower streets but were willing to consider the matter further.

Planning Board members asked Mr. Groth to draft language to address the matter and possibly hold a public hearing during the next scheduled meeting.

### **D. Minor Site Plan Review**

Town Planner Groth mentioned that an application for a Tattoo and Piercing business looking to move into Brook Plaza on Lowell Road had been reviewed by the Special Site Plan Committee. He said that the business did not warrant a full site plan review by the planning board but that Town Code required action by the Planning Department and/or Board on all tattoo & body piercing establishments. Mr. Groth said and the Special Site Plan Committee approved the use and added that any decisions stemming from this Committee could be appealed by the full planning board.

Lastly, Mr. Groth said that he would like to further discuss zoning regulations which pertain to strip malls adding that clarifying current regulations would be more efficient and provide better guidance for applicants.

Note: Mr. John Goeman- NRPC Regional Planner was in the audience observing the meeting to get a grasp on how Hudson conducts its business.

XVII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 9:00 p.m.

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William Collins  
Secretary

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