

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: MAY 8, 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> E </u>
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Roger Coutu Select. Rep. <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> X </u>	Brian Groth 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

None

- V. MINUTES OF PREVIOUS MEETING(S)

- 24 April 19 Meeting Minutes – Decisions.

Mr. Coutu moved to approve the 24 April 19 Meeting Minutes (as written/amended).

Motion seconded by Mr. Brackett. All in favor - Motion carried.

- VI. CASES REQUESTED FOR DEFERRAL

- VII. CORRESPONDENCE

- A. Request to release Corridor Impact Funds in the amount of \$37,850.00 from Impact Fee Account 2070-000-702, Corridor – Zone 2 Traffic Improvements for Lowell Road and Wason Road Intersection Project in accordance with the

written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 30 April 2019).

Town Planner Groth provided some details as to the request by Town Engineer Dhima for release of impact fees. He stated the monies would be used for continued traffic light upgrades along Lowell Road. Mr. Van der Veen asked if there would be a need for future impact fee allocations or was this the last set of traffic lights to be upgraded. Mr. Groth explained that there were at least four more lights that could be potentially upgraded in the future. With no other discussion on the matter.

Mr. Dumont moved to recommend to the Board of Selectmen the release of \$37,850.00 from Impact Fee Account 2070-000-702, Corridor – Zone 2 Traffic Improvements for Lowell Road and Wason Road Intersection Project in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 30 April 2019).

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

VIII. PERFORMANCE SURETIES

IX. ZBA INPUT ONLY

A. ZBA Input Application #01-19, Wetland Special Exception, 161 Lowell Road.

The Chairman opened discussion on the matter of the Wetland Special Exception sought by the applicant as part of the proposed Friars Drive to Lowell Road roadway improvement. He asked if members present were ready to make a determination or offer any additional input on the matter. There was minimal discussion between board members as to the possibility of waiting until the Conservation Commission had a chance to provide input but in the end planning board members decided to forward the board's recommendation on to the ZBA for considerations.

Mr. Ulery moved to forward the following "ZBA Input Only" recommendation to the ZBA concerning the wetland buffer impact associated with the extension of Friars Drive for Map 209 Lot 1. The PB recommended that the WSE be granted provided the applicant follow Best Management Practices.

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

- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. NEW BUSINESS/PUBLIC HEARINGS

A. Proposed Building Addition Presentation 200 Derry Road
Palmer Career & Technical Education Center, Alvirne HS Map 130 Lot 3

Purpose of Plan: to build a 35,500 sf addition and 75 space parking lot.

The applicant's representative, James Petropulos, came forward and presented a site plan proposed by the Hudson School Board for the renovations and improvement to the current Center for Technical Excellence at Alvirne High School. Mr. Petropulos reviewed current conditions, abutters to the property along with some of the historical aspects of the current Palmer CTE agricultural facility. After a brief overview of existing conditions Mr. Petropulos stated that approximately 12,000 square feet of the old building would be coming down to make way for a new two story building addition which totals about 35,000 square feet of new structure. The improvements will meet the needs of the school today. Mr. Petropulos added that additional parking would also be added to the front and rear of the building for staff. He also pointed out that a new storage building and greenhouse were part of the new site improvements. Mr. Petropulos reviewed the storm water plan and how storm water would be handle and what traffic problems might be encountered and how they could be addressed. Lastly Mr. Petropulos went over what the final landscape would possibly be and added that overall the project would take about twenty-four months to complete.

Alvirne Principle Steven Beals added to the presentation by providing graphical slides showing what the new CTE center would look like from different prospective. Mr. Beals reiterated some of the history behind the existing facility and what was being envisioned for today's student body. Utilizing the slide presentation Mr. Beals went on to discuss the new facility, parking, security and various aspects of the new facility from inside and outside perspectives. Mr. Beals also described the benefits of the new access for the adult day program and the inner court yard. Lastly Mr. Beals strongly emphasized how security and the student experience would be greatly enhanced. With his presentation completed Mr. Beals answered questions from the board.

Selectmen Coutu asked what the capacity of the renovated restaurant would be. Mr. Beals replied that seating would probably accommodate 75 guests in a traditional fashion but that there was a possibility that a higher capacity could be reached if configured as an evening meeting space.

Mr. Collins asked if current programs being offered would be expanded to better utilize the new space. Mr. Beals replied that the welding program would be greatly expanded. He added that the Building Trades and Heavy Equipment programs along with Health Sciences and the restaurant would also benefit from the new square footage.

Mr. Collins asked if a closer relationship with business could be fostered in the forms of internships to promote real life skills for the technical students. Mr. Beals replied that the school has current programs and strong support by local business but did add that rules and regulations were ever changing and that other challenges to provide a strong ethical and dependable works force would be an ongoing issue.

Mr. Ulery stated that he had heard that newer welding techniques were being taught. Mr. Beals answered that the goal of the new welding lab was to offer state of the art technology and that all resources would be in place to make that happen. He also added that every aspect of the renovations were to address today's demand by industry for a better trained and highly educated work force.

Selectmen McGrath inquired as to the security between the new CTE building and the existing building. Mr. Beals answered that the buildings was interconnected and opened to the students. He stated that security would be achieved by the way students of the school. Mr. Beals also added that cameras both inside and outside of the building added an additional layer of security to the campus.

Selectman McGrath asked if the current security was vetted by the Hudson Police Department. Mr. Beals replied that both Police and Fire agencies have weighed in on matters concerning safety and security and that they would continue to work with the school during construction.

Selectmen McGrath then turned to questions regarding construction time line, parking space size lighting in the rear parking lot. Mr. Beals answered that the summer month would see an increase in construction activities to reduce build time. Mr. Beals deferred the parking and lighting questions to Mr. Petropulos. Mr. Petropulos answered that the front parking lot spaces would conform to town standards. He stated that the rear lot space size would be a foot narrower to get an additional three spaces. Mr. Petropulos stated that these spaces would be utilized by school staff so it be unlikely that cars would be coming and going.

Selectman McGrath voiced concern over a lack of additional lighting in the rear parking lot. Both Mr. Beals and Mr. Petropulos stated that the issue was reviewed and the consensus was that the tennis court lighting would provide enough spill over to illuminate the parking area but that another look at the issue would be considered.

Mr. Van der Veen stated that winter months had shorter daylight hours and if this parking was for employee's they may be leaving in the dark. Mr. Beals pointed out that primary staff parking was in the southern parking lot and that

these spots would mostly be used by the paraprofessional staff whom work shorter hours.’

Mr. Beals did add that it might be worth another consultation with the electrical and lighting engineer to evaluate site requirements moving forward.

Chairman Malley mentioned that the parking lot in question already exists. Mr. Beals acknowledge that it did and said that it would just be rejuvenated with new asphalt.

With no other questions by board members the Chairman opened the public hearing at 7:49 p.m. and promptly closed the hearing at 7:49 p.m. as no member of the public came forward to provide comments or input.

Town Planner Groth stated that part of RSA 674:54 allows the Planning Board may submit nonbinding comments as to conformity of the project with local regulations. Mr. Groth added that he had met with the Zoning Administrator and the staff report he had prepared addressed most of the issues discussed tonight. Lastly Mr. Groth added that board could make a motion to forward these comments on to the school district for consideration.

Selectman McGrath asked if there should be review of the wetland impacts by the Conservation Commission. Town Planner Groth replied that the applicant did not need review of the impacts at the local level but did need and was working on the necessary permitting at the state level.

Chairman Malley added that by right the applicant did not even require Planning Board approval but was willing to provide a public review of the project. Mr. Groth interjected that the RSA concerning government projects stated the Select Board and Planning Board had the option of having the project presented in a public format and that this option was not extended to other municipal boards.

Selectman McGrath stated that she was satisfied with the report written by Town Planner Groth and supported the document being forwarded for consideration by the applicant as it reflected the concerns of the Planning Board.

Mr. Brackett asked if the parking concerns should be addressed by the board as they did not seem to be addressed in the report. Mr. Dumont stated that the reduced parking space width and narrower isles ways were noted on page 2 of the report. Mr. Groth added that purview of the review was to add comments and concerns over the conformity or nonconformity of the project.

Selectman Coutu moved to forward the Town Staff Report dated May 8, 2019 represents the Planning Board comments and recommendations concerning the Alvirne High School, Palmer CTE Building Addition to the Hudson School Board for consideration.

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

XIV. OTHER BUSINESS

A. Report on NHDOT pedestrian safety workshop, Bill Collins

Mr. Collins gave a brief presentation on information he obtained while attending the STEP (Safe Transportation for Every Pedestrian) workshop in Manchester recently. He stated that the workshop was informative and while not every topic directly related to Hudson, enough of the material presented could be used to evaluate and help improve pedestrian safety in town. Some of the points made during his presentation concerned crosswalk marking, distance between crosswalk along the busier Central Street and Lowell Road corridors and the lack of pedestrian traffic controls at key intersections such as Greely Street and Rt. 111. Lastly, Mr. Collins added that this topic should be a part of the Master Plan in general and that more people within the community might consider walking and biking if the town provided a safe environment for them to do so.

B. Discussion of CMAQ grant opportunities (Congestion Mitigation and Air Quality Control).

Town Planner Groth reviewed information about CMAQ grants stating that these grants could be used for traffic improvements at heavily congested intersections within the community. Mr. Groth added that the deadline for the grant application was June 7, 2019.

C. Census Boundary Update

Town Planner Groth discussed the 2020 Census Tracts and Block Group updates proposed for the town of Hudson by the U.S. Census Bureau. Mr. Groth stated that the Census Bureau is considering splitting the current Block Groups and Tracts into two where the population has grown to exceed size limits and that is looking for town input. Mr. Groth added that there are 10 Block Groups of which two of them would be split, the location of the splits would be at the northern end of town along Derry Road and at the west side of town along Kimball Hill Road. He also stated that the current Tracts would be split in half resulting in six Tracts within the town. Census Blocks are Statistical areas bounded by visible features such as roads, streams, and railroad tracks, and by nonvisible boundaries such as property lines, city, township, school district, county limits and short line-of-sight extensions of

roads. Census tracts are Area that is small and relatively stable. Census tracts usually have a population between 2,500 and 8,000 persons.

XV. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 8:41 p.m.

William Collins
Secretary

DRAFT