

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: OCTOBER 24, 2018**

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

Vacant Chairman_____	Timothy Malley Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charles Brackett Member <u> X </u>
Jordan Ulery Member <u> X </u>	Dillon Dumont Member <u> X </u>	Ed Van der Veen Alternate <u> X </u>	Elliott Veloso Alternate <u> X </u>
Roger Coutu Select. Rep. <u> X </u>	David Morin Alt. Select. Rep. <u> E </u>		

.....
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
Mr. Van der Veen seated for Mr. Della-Monica.
- V. ELECTION OF OFFICERS
- VI. MINUTES OF PREVIOUS MEETING(S)
 - 12 September 18 Meeting Minutes – Decisions
Mr. Coutu motioned to approve the 12 SEPTEMBER 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont. Motion carried 5/0/2 (Mr. Ulery and Mr. Brackett abstained)
 - 26 September 18 Meeting Minutes – Decisions
Mr. Coutu motioned to approve the 26 SEPTEMBER 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 5/0/2 (Mr. Dumont and Mr. Brackett abstained)

VII. CASES REQUESTED FOR DEFERRAL- No cases requested for deferral.

VIII. CORRESPONDENCE

A. Street Acceptance – Lucier Park Drive

Reference interoffice memo dated 27 September 18 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner

Mr. Coutu motioned to recommend acceptance of Lucier Park Drive per recommendation of the Town Engineer.

Motion seconded by Mr. Dumont. All in favor – motion carried 7/0/0.

IX. PERFORMANCE SURETIES – None

X. ZBA INPUT ONLY– None

XI. OLD BUSINESS/PUBLIC HEARINGS

XII. DESIGN REVIEW PHASE – None

XIII. CONCEPTUAL REVIEW ONLY–

A. Mansfield Drive Subdivision
SB# 05-18

Mansfield Drive
Map 147/Lot 024

Purpose of Plan: to Subdivide 1 lot into 8 residential building lots on an extension of existing Mansfield Drove (off Derry Lane). Responses to CLD/Fuss & O’Neill Review including various existing & proposed easements and drainage/Storm Water Analysis. Conceptual Review only.

The Applicant asked for feedback regarding sidewalks and width of street. The Board indicated consensus that they would not require sidewalks but preferred the street to be 28 feet in width.

XIV. NEW BUSINESS/PUBLIC HEARINGS

A. Mal-Mar, LLC Amended Site Plan
SP# 16-18

2 Tracy Lane
Map 101/Lot 011

Purpose of Plan: the applicant is seeking site plan approval for a change of use from an automotive fuel station with general retail to motor vehicle light service, sales and rental per Zoning Ordinance §334-16.1. The application also seeks approval for a 20’ x 60’ building addition. Application Acceptance & Hearing. Deferred from September 26, 2018.

Plan Under Review Entitled: Revised Site Plan, Mal-Mar, LLC, Map 101 Lot 11, 2 Tracy Ln., Hudson, NH, prepared by Joseph M. Wichert, LLS, Inc. dated: October 17, 2018, consisting of one sheet.

Mr. Dumont recused himself from the 2 Tracy Lane Site Plan. Mr. Veloso seated for Mr. Dumont @ 7:26 PM. After hearing, Dumont seated back at table @ 8:21 PM and Mr. Veloso back to alternate.

Public Hearing opened at 7:37 PM. No public comments. Closed at 7:37 PM

MOTION TO ACCEPT THE APPLICATION:

Mr. Ulery motioned to accept the Site Plan application for 2 Tracy Lane, Map 101/Lot 11. Motion was seconded by Mr. Veloso. All in favor – motion carried 7/0/0.

WAIVER MOTIONS:

1) §HTC 275-8.C.7 – Landscaping Requirements.

Mr. Veloso motioned to grant the requested waiver HTC 275-8.C.7 – Landscaping Requirements based on the testimony of the Applicant’s representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

2) §HTC 275-8.9.A – Stormwater Management Plan.

Mr. Veloso motioned to grant the requested waiver HTC 275-8.9.A – Stormwater Management Plan based on the testimony of the Applicant’s representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

3) §HTC 276-11.1.B.12 – no display in setbacks.

Mr. Veloso motioned to grant the requested waiver HTC 276-11.1.B.12 – No buildings, parking or display areas maybe located in this setback, based on the testimony of the Applicant’s representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

4) §HTC 276-11.1.B.22 – 35’ Landscaped Area.

Mr. Veloso motioned to grant the requested waiver HTC 276-11.1.B.22 – 35' Landscaped Area based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

MOTION to APPROVE:

Mr. Veloso motioned to approve Site Plan, Mal-Mar, LLC, Map 101 Lot 11, 2 Tracy Ln., Hudson, NH, prepared by Joseph M. Wichert, LLS, Inc. dated: October 17, 2018, consisting of one sheet, subject to the following conditions:1-5 with additional conditions 6-10.

Motion was seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

1. All improvements shown on the Site Plan-of-Record, including Notes 1- 15 together with any additional notes added to comply with these conditions of approval, shall be completed in their entirety and at the expense of the Applicant or his assigns.
2. A cost allocation procedure (CAP) amount of \$1,548.00 shall be paid prior to the issuance of a Certificate of Occupancy.
3. Prior to the issuance of a final certificate of occupancy, a 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.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
5. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only.
6. All Rental equipment to be placed on paved surfaces, only along Tracy Lane rear of lot.
7. Fencing to be placed along Tracy Lane in a proposed 15 ft. setback where 50 ft. setback is required.
8. No equipment to be parked on slope of drainage swale running parallel to Route 102.
9. Change grass display area to gravel display area on the approved site plan.
10. Only new equipment will be allowed to be parked in gravel display area.

B. Eagles Nest Estates (Extension)
SB# 11-18

Bush Hill Road
Map 186/Lot 24
Map 194/Lots 9 & 10
Map 195/Lot 1

Purpose of Plan: To request a One (1) year extension to the Planning Board approved Subdivision Plan on 08/12/15. Application acceptance & hearing.

PLAN UNDER REVIEW: Open Space Development Eagles Nest Estates, Map 186; Lots 20 –4 & 24, Map 194; Lots 9 & 10, Map 195; Lot 1 and Map 201; Lot 7, Bush Hill Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 7 JAN 2015, last revised 20 APR 2015, consisting of Sheets 1 – 101, Sheets L1 – L8, S1 – S5 and Y1 – Y5, together with Notes 1– 42 on Sheet 2 of 102 (said plans are attached hereto).

MOTION TO ACCEPT THE APPLICATION:

Mr. Ulery motioned to accept the Subdivision Plan Extension Request for Eagles Nest Estates, Bush Hill Road - Map 186, Lot 24 Map 194, Lots 9 & 10 Map 195, Lot 1.

Motion was seconded by Mr. Collins. All in favor – motion carried 7/0/0.

WAIVER MOTIONS:

- 1) HTC 276-9, A – Plan and Permit Validity.

Mr. Ulery motioned to grant the requested waiver HTC 276-9, A – Plan and Permit Validity based on the testimony of the Applicant’s representative here this evening, the Applicant’s supporting documentations, and in accordance with the language included in the submitted Waiver Request Form.

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

DRAFT MOTION TO GRANT THE EXTESION:

Mr. Ulery motioned to grant a one-year extension (i.e., from October 24, 2018 to October 24, 2019) of the subdivision approval for the Eagles Nest Estates Open Space Development Subdivision Plan, located at Bush Hill Road - Map 186, Lot 24 Map 194, Lots 9 & 10 Map 195, Lot 1 with the following conditions:

1. The property will be posted with No Trespassing/No Hunting Signs.

2. No further development extensions for the Eagles Nest Development by Force Majeure.

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

XV. OTHER BUSINESS –

A. Wason Road Subdivision/Site Plan
SB# 09-18, SP# 13-18

Wason Road
Map 206/L001

PURPOSE OF MOTIONS: the conditions of approval for the Site Plan and Subdivision for this project contained a CAP Fee calculation error and redundancy. The fees were calculated for the single family, detached homes where this project proposes duplex, apartment units. Further, the CAP Fees were included in both the subdivision and site plan decision where it may only be included in one. The motions presented below will correct this clerical/administrative error.

MOTION to APPROVE:

Mr. Ulery motioned to amend the September 9, 2018 subdivision approval for the subject case **SB# 09-18 “Wason Road 2-Lot Subdivision** in the following manner:

1. To remove the second condition of approval which states: A cost allocation procedure (CAP) amount of \$5,244 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.

Motion was seconded by Mr. Dumont. Motion carried 6/0/0 (Mr. Brackett stepped down on this matter).

Mr. Ulery motioned to amend the September 9, 2018 site plan approval for the **SP# 13-18 “Wason Road 2-Lot Subdivision & Site Plan”** in the following manner:

1. To replace the second condition of approval which states: “A cost allocation procedure (CAP) amount of \$5,759 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot,” with, “A cost allocation procedure (CAP) amount of \$4,701 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.”

Motion was seconded by Mr. Dumont. Motion carried 6/0/0 (Mr. Brackett stepped down on this matter).

B. Election of New Planning Board Officers

MOTION FOR CHAIRMAN:

Mr. Collins moved to nominate Mr. Timothy Malley to be Chairperson.

If there are no other nominations for this office, the next motion is:

MOTION:

There being no other nominations, Mr. Collins moved to close the nominations and to elect Mr. T. Malley as Chairperson by acclamation.

Motion seconded by R. Coutu. Motion carried 6/0/1. (Mr. Malley abstained)

MOTION FOR VICE-CHAIRPERSON:

Mr. Coutu moved to nominate Jordan Ulery to be Vice-Chairperson.

If there are no other nominations for this office, the next motion is:

MOTION:

There being no other nominations, Mr. Coutu moved to close the nominations and to elect Jordan Ulery as Vice-Chairman by acclamation.

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

XVI. ADJOURNMENT

Motion to adjourn by Mr. R. Coutu. Seconded by Mr. D. Dumont. All in favor – motion carried.

Meeting adjourned at 9:22 p.m.

William Collins
Secretary