

**MINUTES/DECISIONS OF THE PLANNING BOARD  
MEETING DATE: SEPTEMBER 26, 2018**

**DRAFT**

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

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

Mr. Van der Veen seated for Mr. Dumont.
- V. MINUTES OF PREVIOUS MEETING(S)
  - 8 August 18 Meeting Minutes – Done- already approved at 9/12/18 Meeting
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
  - A. Request of Bond Reduction for Orchard Park Lane.

Reference Memo dated 09-04-18 from Don Nicolls, KLN Construction, to Town of Hudson Planning Board.

Mr. Malley motioned to recommend acceptance to reduce the bond for Orchard Park Lane to \$29,664.90 in accordance with recommendation of the Town Engineer.

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

B. Driveway Waiver Requests – 4 Sandalwood Drive

Request of two waivers from Driveway Regulations §193-10.C and §193-10.G by Heath Ebbeson of 4 Sandalwood Drive, Map 133/Lot 020.

**REQUESTED WAIVERS:**

- 1) HTC 193-10.C – Establishment of grades
- 2) HTC 193-10.G – Number of driveways per parcel

Mr. Malley moved to grant the requested waiver - HTC 193-10.C, Establishment of grades - based on the testimony of the Applicant's representative, Heath Ebbeson, and in accordance with the language included in the submitted Waiver Request Form.

Motion seconded by Mr. Ulery. Motion failed 2/4/0 (Against-Mr. Collins, Mr.Coutu, Mr. Van der Veen, Mr. Della-Monica)

Waiver 2) HTC 193-10.G – Number of driveways per parcel was not heard.

The Public Hearing opened at 7:11 PM and closed at 7:11 PM.

- VIII. PERFORMANCE SURETIES – None
- IX. ZBA INPUT ONLY– None
- X. OLD BUSINESS/PUBLIC HEARINGS

- A. Rebel Square Garage Site Plan  
SP# 15-18

1 Rebel Road  
Map 101/Lot 030

Purpose of Plan: to propose a 5-stall in the existing parking area. Application Acceptance & Hearing.

Continued from September 12, 2018 Planning Board Meeting. Mike Hammer presented.

**WAIVER REQUESTS:**

Check List Items O and P relative to certain features within 200' of the site and AF – exterior lighting.

Mr. Malley moved to grant the requested waivers from Check List Items O and P relative to certain features within 200' of the site and AF– exterior lighting based on the testimony of the Applicant's representative, Mike Hammer, and in accordance with the language included in the submitted Waiver Request Form.

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

**MOTION TO APPROVE:**

Mr. Malley moved to approve the Site Plan entitled: Proposed Garage Site Plan, Rebel Square Condominium, Land of Greenland Investment Realty Trust & Green Mountain Partners Realty Trust, Tax Map 101, Lot 30, 1 Rebel Road, Hudson, NH, dated May 31, 2018, prepared by Meridian Land Services, Inc., and consisting of one sheet with Notes 1- 6, subject to the following conditions:

1. All improvements shown on the Site Plan-of-Record, including Notes 1- 6 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. 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.
3. A note shall be added to the plan confirming compliance with MS4 requirements.
4. A note shall be added to the plan stating that no heavy commercial vehicles, recreational vehicles, busses or boats may be garaged on the site.
5. 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.
6. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only.

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

- XI. DESIGN REVIEW PHASE – None
- XII. CONCEPTUAL REVIEW ONLY – None
- XIII. NEW BUSINESS/PUBLIC HEARINGS

A. 292 Derry Road Conceptual Site Plan  
CSP# 07-18

292 Derry Road  
Map 109/Lot 007

Purpose of Plan: to add a 9,600 square foot warehouse with an office to the existing 1,800 square foot professional offices and 88 student day-care uses on site. Application Acceptance & Hearing.

Presenter- Jennifer McCourt  
Conceptual only – no motions made  
Suggestions made:

1. 10 ft. x 20 ft. parking spaces
2. Dumpster location
3. Snow Removal
4. Safety near playground

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

2 Tracy Lane  
Map 101/Lot 011

Purpose of Plan: to amend the previously approved site plan to allow 1 20' x 60' building addition. Application Acceptance & Hearing.

This case has been deferred until the October 24, 2018 Planning Board Meeting

XIV. OTHER BUSINESS – None

XV. ADJOURNMENT

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

Meeting adjourned at 8:24 p.m.

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William Collins  
Secretary

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