

MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: JULY 11, 2018
DRAFT

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

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

V. ELECTION OF OFFICERS

VI. MINUTES OF PREVIOUS MEETING(S)

- 27 JUNE 18 Meeting Minutes – Decisions.

Mr. Veloso moved to approve the 27 JUNE 18 Meeting Minutes (as written/amended).

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

- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE
- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY

- XI. PUBLIC HEARINGS
- XII. OLD BUSINESS/PUBLIC HEARINGS
- XIII. DESIGN REVIEW PHASE
- XIV. CONCEPTUAL REVIEW ONLY

- XV. NEW BUSINESS/PUBLIC HEARINGS

A. Tate Site Plan
SP# 06-18

117 Lowell Road
Map 204/Lot 008

Purpose of Plan: to show the replacement of an existing burned out garage with a new proposed garage. Application Acceptance & Hearing.

Mr. Malley moved to accept the Site Plan application for 117 Lowell Road, Map 204/Lot 008.

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

WAIVER MOTIONS:

1) HR 275 – 8. C. (6) – Required off-street loading

Mr. Malley moved to grant the requested waiver of HR 275–8. C. (6) – Required off-street loading, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted waiver request.

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

2) HR 275 – 8. C. (7) – Interior parking lot landscaping

Mr. Malley moved to grant the requested waiver of HR 275-8. C. – Interior parking lot landscaping, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted waiver request.

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

3) HR 276 - 11.1 B. (12)(c) – One hundred foot setback from residential property

Mr. Malley moved to grant the requested waiver of HR 276-11.1 B (12)(C) – One hundred foot setback from residential property, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted waiver request.

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

MOTION TO APPROVE:

Mr. Malley moved to approve the Site Plan entitled: Tate Site Plan, 117 Lowell Road, Hudson, NH, Map 204, Lot 008, prepared by Edward N Herbert Associates, Inc., 1 Forest Road, Windham, NH, dated 30 April 2018, (last revised 12 JUNE 2018), consisting of Sheets 1 - 6 and Notes 1 – 17 on Sheet 1 with the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
2. All improvements shown on the Site Plan-of-Record, including Notes 1- 17, shall be completed in their entirety and at the expense of the Applicant or his assigns.
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. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
5. Prior to Planning Board endorsement of the plan, it shall be subject to final review by the Town Engineer and CLD.
6. 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. Note 15 shall be added to the Plan set.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only. Note 16 shall be added to the Plan set.
8. Hours of operation shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only. Note 17 shall be added to the Plan set.

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

XVI. OTHER BUSINESS
XVII. ADJOURNMENT

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

Meeting adjourned at 7:59 p.m.

William Collins
Secretary