MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: JUNE 13, 2018

In attendance $= X;$	Alternates Seated $=$ S	; Partial Attendance = P	; Excused Absence $= E$
Glenn Della-Monica	<i>. . .</i>	William Collins	Charles Brackett
Chairman <u>X</u>		Secretary <u>X</u>	Member <u>E</u>
Jordan Ulery	Dillon Dumont	Elliott Veloso	Ed Van der Veen
Member <u>X</u>	Member <u>X</u>	Alternate <u>E</u>	Alternate <u>E</u>
Ethan Meinhold	David Morin	Roger Coutu	<u>K</u>
Alternate <u>X</u>	Select. Rep. <u>X</u>	Alt. Select. Rep	

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. Brackett.

- V. ELECTION OF OFFICERS
- VI. MINUTES OF PREVIOUS MEETING(S)
 - 23 May 18 Meeting Minutes Decisions.

Mr. Dumont moved to approve the 23 May 18 Meeting Minutes (as written/amended).

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

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

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

XIV. CONCEPTUAL REVIEW ONLY

XV. NEW BUSINESS/PUBLIC HEARINGS

A.	Garage Conversion Conceptual Site Plan	114 Dracut Road
	CSP# 03-18	Map 254/Lot 017

Purpose of Plan: to create an in-law apartment out of the existing space in a detached garage that was once a pet grooming center. Application Acceptance & Hearing.

Mr. Malley moved to accept the Conceptual Site Plan Application for 114 Dracut Road, Map 254/Lot 017.

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

WAIVER MOTIONS:

1) HR Chapter 275, Article II – Application Procedures

Mr. Malley moved to grant the requested waiver of HR Chapter 275, Article II – Application Procedures for 114 Dracut Road to convert an existing garage into a second dwelling unit based on the testimony of the Applicant's representative here this evening, and the submitted waiver request form.

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

MOTION TO APPROVE:

Mr. Malley moved to approve the Site Plan approval for the conversion of an existing garage into a second dwelling unit at 114 Dracut Road, Map 254/Lot 017.

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

В.	5 Hudson Park Drive Change of Use Site Plan	5 Hudson Park Drive
	CSP# 04-18	Map 169/Lot 017

Purpose of Plan: to change a portion of the current use from office/warehouse to public charter school, an allowed use in the Industrial zone. Application Acceptance & Hearing.

The conceptual application was withdrawn per the applicant's request.

C. Reeds Ferry Conceptual Site Plan
CSP# 05-183, 5, & 7 Tracy Lane
Map 101/Lots 14, 15, & 16

Purpose of Plan: to internally connect the three parcels that are bisected by the Hudson/Londonderry Town line to create additional parking, storage, and display areas. Application Acceptance & Hearing.

The Planning Board reviewed the conceptual application with the applicant.

XVI. OTHER BUSINESS

A. Presentation of NRPC Hudson Economic Development Baseline Analysis.

Jay Minkarah of the Nashua Regional Planning Commission presented the results of the economic development baseline analysis.

XVII. ADJOURNMENT

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

Meeting adjourned at 8:29 p.m.

William Collins Secretary