

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: JANUARY 24, 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> X </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> X </u>	Marilyn McGrath Select. Rep. <u> X </u>	David Morin Alt. Select. Rep. <u> X </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

Elliot Veloso seated for Jordan Ulery.

V. ELECTION OF OFFICERS

Mr. Malley moved to nominate Mr. Della-Monica as Chairman. Motion seconded by Mr. Ulery. Motion carried – 6/0/1 (McGrath abstained).

Mr. Brackett moved to nominate Mr. Malley as Vice-Chairman. Motion seconded by Mr. Dumont. Motion carried – 6/0/1 (McGrath abstained).

Mr. Malley moved to nominate Mr. Collins as Secretary. Motion seconded by Mr. Brackett. Motion carried – 6/0/1 (McGrath abstained).

VI. MINUTES OF PREVIOUS MEETING(S)

- 10 January 18 Meeting Minutes – Decisions

Mr. Malley moved to approve the 10 January 18 Meeting Minutes (as amended/written).

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

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

- XII. OLD BUSINESS/PUBLIC HEARINGS

- A. Eco-Site, Inc. Site Plan & Conditional Use 50 Griffin Road
SP# 01-18 & CU# 01-18 Map 126/ Lot 032

Purpose of Plan: To propose a 155-foot monopole wireless telecommunication tower with antennas, associated 50' x 50' fenced crushed stone or gravel compound with shelter, landscaping, and new driveway. Application Acceptance & Hearing.

WAIVER MOTIONS (Approved at 1/10/18 meeting):

- 1) HTC 276.11.1.B. – Submission requirements for (2) scale of plan, (3) title block format, and (9) error of survey closure.

Mr. Malley moved to grant the requested waiver HR 276 – 11.1.B. (2), (3), and (9) of the submission 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 for said waiver.

Motion seconded by Mr. Veloso. Motion carried – 5/1/0 (Ms. McGrath No)

- 2) HTC 193.10.G. – Restriction on one driveway per parcel

Mr. Malley moved to grant the requested waiver HR 193 – 10. G. limitation of one driveway per lot 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 for said waiver.

Motion seconded by Mr. Collins. Motion carried – 5/1/0 (Ms. McGrath No)

Mr. Malley voted to approve the Site Plan entitled: Eco-Site, 240 Leigh Farm Rd, Durham , NC, Miller, 50 Griffin Rd, Hudson, NH, Eco-Site #: NH – 0016-B, T-Mobile Site #: 4MNO435-B, prepared by: Chappell Engineering Associates, LLC, RK Executive Centre, 201 Boston Post Road West, Marlborough, MA, dated 01 SEPT 2017 with revisions through 3 JAN 2018 and consisting of Sheets T-1, GN-1, C-1 to C-3, Z-1 to Z-5, and EC-1, in accordance with the following terms and conditions:

- 1) All stipulations of approval for this concurrent Site Plan and Conditional Use Permit shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above-cited Plan-of-Record (hereinafter referred to as the Plan).
- 2) All improvements shown on the Plan 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 Community Development Department, confirming that the site conforms to the Plan.
- 4) Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday.
- 5) Prior to Planning Board endorsement of the plan, it shall be subject to final review by the Town Engineer and CLD.
- 6) The applicant shall schedule a pre-construction meeting with the Town Engineer prior to applying for a building permit.
- 7) The Applicant, as well as all future assigns to the subject wireless tower, shall provide access to the tower for Town emergency service communications needs.
- 8) The Applicant, as well as all future assigns to the subject wireless tower, shall provide access for co-location as availability provides.
- 9) The Applicant shall submit and maintain a performance surety in a form and amount that represents the cost for removal and disposal of the tower in the event that it is abandoned and the tower owner is incapable and/or unwilling to remove the tower. Bonding and surety shall be consistent with the provisions in the Subdivision Regulations. Bonding shall be nonlapsing of not less than five-year intervals.
- 10) The Applicant agrees that no blasting or helicopter will be used to construct the tower.
- 11) Per the Chappell Engineering letter dated January 24, 2018 submitted by the applicant, the fall zone shall be reduced by a special design of the monopole that will cause it to fold rather than fall. The plans shall be revised to reflect the reduced fall zone and this tower design feature shall be peer reviewed by CLD.

Motion seconded by Mr. Ulery. Motion carried – (5/2/0)

- XIII. DESIGN REVIEW PHASE
- XIV. CONCEPTUAL REVIEW ONLY
- XV. NEW BUSINESS/PUBLIC HEARINGS

XVI. OTHER BUSINESS

- A. Review the Zoning Amendment Warrant Articles for the 2018 March Town Meeting.

The board members discussed the 5 Zoning Warrant Articles, and cited that even though Zoning Articles are not discussed at the Town's February 10th Deliberative Session, copies of the Articles, together with copies of them in their entire language will be provided at said session.

- B. Review NRPC proposal for a Hudson economic development analysis.

The board discussed this issue at length, and agreed that staff should prepare additional time for review of this topic for upcoming meetings.

Mr. Malley voted to move forward with the Hudson Economic Development Analysis as proposed by the Town Planner in cooperation with NRPC.

Motion seconded by Ms. McGrath. All in favor – motion carried.

- C. Develop Planning Board Action Plan for 2018, Including Review of the Zoning Ordinance Review Committee's (ZORC) ongoing efforts to update the Town's Zoning Ordinance and possible amendments to the Land Use Regulations and Planning Board Bylaws.

This item will be discussed at a future date. No action taken.

XVII. ADJOURNMENT

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

Meeting adjourned at 9:05 p.m.

William Collins
Secretary

**HUDSON PLANNING BOARD
JAN 24, 2018
G THEBARGE MEETING NOTES**

PRESENT: Meinhold, Van der Veen, Ulery, Brackett, Collins, Malley, Morin, McGrath, Veloso, Della-Monica, Dumont

ABSENT: None

ALTERNATES: None

ELECTION: Malley moved to nominate Della-Monica for Chairman. 6 yeas, 1 abstention.

Brackett moved to nominate Malley for Vice Chairman. 6 yeas, 1 abstention

Malley moved to nominate Collins for Secretary. 6 yeas, 1 abstention

MINUTES: Malley moved to approve Jan 10 minutes. 6 yeas, 1 abstention

ECO-SITE: Dan Glissman presented & updated the Board on efforts to notify the easement holder.

Eversource sent two letters. The first said Eversource had the easement and wanted the fall zone moved, the second said it isn't theirs. Verbal communications with National Grid indicated they think they don't own it.

Mr. Glissman said they are willing to design the tower with a pinch point so that it can't fall the full width of the fall zone.

Mr. Glissman passed out a letter dated 1-24-2018 addressing the design of the pinch point.

The Board discussed this being a stipulation.

The Board discussed the option of moving the tower.

Mr. Glissman mentioned keeping away from the road and minimizing site disturbance and view impacts.

The Board discussed the calculations and intent of a fall zone and the potential for interruption of power.

The Board discussed the option of an approval condition that moves the tower.

Mr. Glissman indicated the fact that the lease is based on the current easement location and the need to redesign the project and renegotiate the lease.

The Board discussed the communications from P Huard about concerns for EMFs.

The applicant submitted a report saying that the installation will meet FCC regulations.

The Board read from the NHMA legal manual stating that emissions can't be regulated by local governments and the excerpt from the Hudson Zoning Ordinance.

The Board discussed the concern for blasting and bringing in helicopter. A stipulation was mentioned to this effect.

Mr. Malley moved to approve the application with the added stipulations of engineering peer review of the proposed tower folding design and the prohibition on blasting and using helicopters to install the tower.

The Board voted to approve the application 5 to 2.

ZONING ARTICLES:

The Board reviewed the summaries for the Town Meeting deliberative session.

The one item of potential controversy is the elimination of the 800-foot separation on gasoline sales. It is hard to defend without a rational basis for it.

NRPC ECONOMIC ANALYSIS:

PB ACTION PLAN: