



TOWN OF HUDSON

Planning Board



Glen Della-Monica, Chairman

Marilyn McGrath, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: SEPTEMBER 20, 2017

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>	Marilyn McGrath Select. Rep. <u> E </u>	David Morin Alt. Select. Rep. <u> E </u>
--	--	---



- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. SEATING OF ALTERNATES**
- V. MINUTES OF PREVIOUS MEETING(S)**

- 16 August 17 Meeting Minutes – Decisions

Mr. Malley moved to approve the 16 August 17 Meeting Minutes, with corrections proposed by Mr. Elliot.

Motion seconded by Mr. Ulery. 6 yeas, 0 nays and 0 abstention. Motion carried.

- VI. CASES REQUESTED FOR DEFERRAL**
- VII. CORRESPONDENCE**

Mr. Theborge indicated that correspondence had been received on two of the applications.

Mr. Della-Monica stated that the correspondence would be discussed when those items come up.

VIII. PERFORMANCE SURETIES

IX. ZBA INPUT ONLY

A. Bluebird Self-Storage – 256 Lowell Rd. – Map 228/Lots 7 & 8 – ZI#01-17

Purpose of Plan: to construct a new, 3-story, 112,500 sf self-storage facility with access from Lowell Rd. Site improvements to include a new driveway to provide access around the building, stormwater mgt. system, utilities, landscaping, lighting and other site appurtenances.

MOTION: I move for the Planning Board to forward the following “Input Only” recommendation to the ZBA, concerning the Wetland Buffer Impact associated with the site improvements for the Bluebird Self Storage, Map 228 Lots 007 & 008 Lowell Road, Hudson:

From a planning perspective, the proposed project design avoids impacting wetlands through construction of a retaining wall and provides stormwater treatment and detention that will mitigate runoff impacts on adjacent wetlands, downgradient water bodies, and adjacent properties.

The Planning Board recommends that the wetlands and wetland buffer boundary be clearly marked during the construction process.

Motion by Mr. Malley, second by Mr. Ulery. The motion passed unanimously.

X. PUBLIC HEARINGS

XI. OLD BUSINESS/PUBLIC HEARINGS

XII. DESIGN REVIEW PHASE

XIII. CONCEPTUAL REVIEW ONLY

XIV. NEW BUSINESS/PUBLIC HEARINGS

A. Masimo Semiconductor – 25 Sagamore Park Rd.– Map 227/Lot 002 – SP#08-17

Purpose of Plan: to construct two connected loading docks with paved loading access and stormwater improvements.

MOTION: I move to accept the Site Plan application for 25 Sagamore Park Road, Tax Map 227, Lot 2.

Motion by Mr. Malley, second by Mr. Ulery. The motion passed unanimously.

MOTION: I move to approve the Site Plan entitled: Proposed Loading Dock for Masimo Semiconductor 25 Sagamore Park Road, Hudson, NH, prepared by Crossman Engineering, 103 Commonwealth Ave, North Attleboro, MA, dated AUG 2017, consisting of Sheets 1 – 14, in accordance with the following terms and conditions:

1. The applicant shall prepare an Amended Site Plan of Record in recordable form citing the existing Site Plan of Record.
2. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the amended Site Plan-of-Record, which shall be favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan.
3. All improvements shown on the Amended Site Plan-of-Record, including all Notes on the plan, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. 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 Planning Board approved site plan.
5. Maintenance of the stormwater drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. 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. No construction activities shall be allowed on Sundays.
7. This plan shall be subject to final engineering review and approval.
8. The amended site plan of record shall be revised to establish designated snow storage areas which shall not be permitted in the 150-foot Merrimack River Corridor buffer.

Motion by Mr. Malley, second by Mr. Veloso. The motion passed unanimously.

B. Commercial Development Site Plan – 120 & 126 Derry St. – Map 156/Lot 15 & 16 – SP#11-17

Purpose of Plan: to construct a free-standing pharmacy, service station and proposed future restaurant with parking facilities. Application Acceptance and Hearing.

MOTION: I move to accept the Site Plan application for 120 Derry Rd, Tax Map 156, Lots 15& 16.

Motion by Mr. Malley, second by Mr. Collins. The motion passed unanimously.

MOTION: I move to defer further review of the 120 Derry Road Site Plan application, date specific, to the 11 OCT 17 meeting.

Motion by Mr. Malley, second by Mr. Veloso. The motion passed unanimously.

XV. OTHER BUSINESS

XVI. ADJOURNMENT

Motion to adjourn by Mr. Malley. Seconded by Mr. Ulery. The motion passed unanimously.

Meeting adjourned at 10:00 p.m.

William Collins
Secretary