



# TOWN OF HUDSON

  

## Planning Board



Glen Della-Monica, Chairman

Marilyn McGrath, Selectmen Liaison

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### MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: AUGUST 16, 2017

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

Glenn Della-Monica      Timothy Malley      William Collins      Charles Brackett  
Chairman   X        Vice-Chair   E        Secretary   X        Member   X  

Jordan Ulery      Dillon Dumont      Elliott Veloso      Ed Van der Veen  
Member   X        Member   X        Alternate   X        Alternate   X  

Ethan Meinhold      Marilyn McGrath      David Morin  
Alternate   X        Select. Rep.   E        Alt. Select. Rep.   E  

E. Meinhold seated for T. Malley.

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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**
- V. ELECTION OF OFFICERS**
  
- VI. MINUTES OF PREVIOUS MEETING(S)**

- 19 July 17 Meeting Minutes – Decisions

Mr. Collins moved to approve the 19 July 17 Meeting Minutes, as written.

Motion seconded by Mr. Meinhold. 5 yeas, 0 nays and 1 abstention (Mr. Ulery).  
Motion carried.

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

#### **A. Street Acceptance.**

1. Bush Hill Road Improvements Adjacent to Moose Hill Road
2. Moose Hill Road

Reference Memo dated 6-28-17 from Elvis Dhima, Town Engineer, to John Cashell, Town Planner.

**MOTION:**

I move to recommend to the BOS acceptance, as public streets, both Moose Hill Road and the portion of Bush Hill Road improved by the developer of Moose Hill Road, i.e., in accordance with the attached written recommendation from Elvis Dhima, Town Eng., dated: June 28, 2017, together with the recommendations from the Highway Dept., Police & Fire Depts.

NOTE: also attached to this recommendation, please find copies of the Street Acceptance Plans for both Moose Hill Rd. and said portion of Bush Hill Rd., together with a copy of the letter of credit, established as the 2-year maintenance bond for both streets, in the amount of \$29,328.00, as recommended by Mr. Dhima in his aforementioned letter of recommendation.

Motion: Mr. Collins, second: Mr. Brackett, motion carried unanimously.

- IX. PERFORMANCE SURETIES**
- X. ZBA INPUT ONLY**
- XI. PUBLIC HEARINGS**
- XII. OLD BUSINESS/PUBLIC HEARINGS**
- XIII. DESIGN REVIEW PHASE**
- XIV. CONCEPTUAL REVIEW ONLY**

**A. BAE Systems – Proposed Building Addition  
CSP# 03-17**

**65 River Road  
Map 251/Lot 1**

Purpose of Plan: to provide a 1,770 SF (30 ft. x 59 ft.) building addition with appurtenant site improvements. No new parking is proposed. Application Acceptance & Hearing.

Mr. Brackett, Collins & Meinhold recused themselves from participation on this agenda item. Mr. Van der Veen & Veloso were seated as voting members. All of the aforementioned parties entered their respective board positions at the conclusion of this item.

**DRAFT MOTIONS:**

I move to grant the waiver HTC 275-9A -- Stormwater Drainage - 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: Mr. Van der Veen, second: Mr. Ulery, motion carried unanimously.

I move to approve the request for Administrative Approval only for BAE Systems. Inc., located at 65 River Road, relative to constructing a single-story 1,770 sf (30 sf X 59 sf) addition, as shown on the Plan entitled: PRELIMINARY NOT FOR CONSTRUCTION – Master Site Plan (Lot 1, Hudson Tax Map 251) Proposed Building Addition Plan 65 River Road, Hudson, NH, prepared Planning Board by HSI, Three Congress St., Nashua, NH, dated 6 JUL 2017 (no revision date) and consisting of Sheets 1 - 3 and Notes 1 – 10 on Sheet 1.



- 6) The applicant shall schedule a pre-construction meeting with the Town Engineer prior to applying for a building permit.
- 7) All terms and conditions of approval previously approved by the Planning Board for 143 Dracut Road, Map 259/Lot 011 shall remain in effect with the approval of this Plan.
- 8) 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.
- 9) The Applicant, as well as all future assigns to the subject wireless tower, shall provide access for co-location as availability provides.
- 10) If a back-up generator is installed, on site testing of same will only occur Monday through Friday only, and between the hrs. of 7:00 A.M. – 5:00 P.M.

Motion: Mr. Collins, second: Mr. Ulery, motion carried unanimously.

**B. Laural Landing (F.K.A. Brookview & Breckenridge Estates)  
SB# 07-17**

**50 Speare Road  
Map 186/Lot 13**

Purpose of Plan: to amend the approved subdivision, SB# 04-16 dated July 15, 2016, by relocating the fire cistern and enlarging the cistern from 15,000 gallons to 30,000 gallons, and removing condition of approval #4, which states that all dwelling units have sprinkler systems. Application Acceptance & Hearing.

**DRAFT MOTIONS:**

I move to accept the Subdivision application to amend the Laural Landing (F.K.A. Brookview & Breckenridge Estates) 50 Speare Road.

Motion by: Mr. Ulery, second: Mr. Brackett, motion carried unanimously.

**MOTION to APPROVE:**

I move to approve the subdivision plan entitled: Open Space Development “Laurel Landing” Approved as “Brookview” Tax Map 186 Lot 13, Speare Road, Hudson, New Hampshire, prepared by Jones & Beach Engineers, Inc. 85 Portsmouth Ave., PO Box 219, Stratham, NH, last revised 6/13/2017, consisting of Sheets 1 – 19 (CS, Y1 -Y2, OV1, A1 – A3, C1 – C4, N1, P1, H1, X1 – X2, F1 – F3, D1 – D3 & E1) and Conditions of Approval 1 – 14 on Sheet CS (with existing Note 4 amended as cited-below), in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Amended Development Agreement, which, after the favorable review of Town Counsel, shall be recorded at the HCRD, together with the above-cited Amended Plan-of-Record (hereafter referred to as the Plan).

2) As inscribed on the Plan, this OSD Subdivision shall now and forever be known as: “Laurel Landing” (i.e., unless otherwise amended by the Hudson Planning Board, per action of same at a regular meeting thereof).

3) The fire cistern shall be enlarged from 15,000 gallons to 30,000 gallons, and located in the OSD Subdivision as depicted on the Plan.

4) Note #4 on the Plan shall be amended to read:

“4. The fire cistern shall have a capacity of 30,000 gallons, be installed as shown on this Plan and in accordance with the requirements of the Hudson Fire Dept., to include but not limited to, a cistern easement and agreement for the cistern’s perpetual maintenance and bonding being established between the Applicant or his assigns and the Hudson Fire Dept.”

5) All previously approved terms and conditions of approval for the Brookview Subdivision, shall remain in full force and effect, via this approval, and said terms and conditions shall be fully provided for in the Development Agreement for this Amended OSD Subdivision, now known as above-cited “Laurel Landing”.

Motion: Mr. Ulery, second: Mr. Dumont, motion carried unanimously.

XVI. OTHER BUSINESS

XVII. ADJOURNMENT

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

Meeting adjourned at 9:00 p.m.

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William Collins, Secretary