



TOWN OF HUDSON

Planning Board



Glenn 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: JULY 19, 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> E </u>	Dillon Dumont Member <u> E </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 7:02 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)

- 21 June 17 Meeting Minutes – Decisions

Mr. Malley moved to approve the 21 June 17 Meeting Minutes as amended.

Motion seconded by Ms. McGrath. 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

2, Hudson, NH, prepared by Maynard & Paquette Engineering Associates, Inc., 23 East Pearl St., Nashua, NH 03060, dated: May 16, 2017, consisting of Sheet 1 of 1 and Notes 1 - 8, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
2. Lot will meet all building setbacks.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.

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

C. Fairview Nursing Home Site Plan	203 Lowell Road
SP# 09-17	Map 216/Lot 2

Purpose of Plan: to construct a new covered front entryway and addition of a sidewalk. Parking lot and driveway reconstruction and other site appurtenances are also proposed to accommodate the new sidewalk and entry. Application Acceptance & Hearing.

Mr. Malley moved to accept the application calling for amending the Fairview Nursing Home Site Plan for 203 Lowell Road, Tax Map 216, Lot 2.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

WAIVER MOTIONS:

- 1) HTC 276-11.1(B)(12) – Parking Space Requirement

Mr. Collins moved to grant the requested waiver -HTC 276-11.1(B)(12) – Parking Space Requirement - 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. Malley. All in favor – motion carried.

MOTION TO APPROVE:

Mr. Malley moved to approve the Site Plan entitled: Amended Non-Residential Site Plan Fairview Nursing Home, Map 216, Lot 2, 203 Lowell Road, Hudson, NH, prepared by Keach-Nordstrom Associates, dated: May 18, 2016, Last Revised June 26, 2017, consisting of a Cover Sheet and Sheets 1 – 13 and Sheet E1 and Notes 1 -25, in accordance with the following terms and conditions:

1. 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.

2. Prior to the Planning Board endorsement of the Site Plan, the Development Agreement and all easement documents shall be favorably reviewed and recommended on by Town Counsel.
3. All improvements shown on the Amended Site Plan-of-Record, including Notes 1 – 25, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. After the issuance of the foundation permit for the proposed expansion structure, as shown on the Plan, and prior to the issuance of each framing permit, the applicant shall submit to the Hudson Community Development Department a foundation “As-Built” plan on a transparency and to the same scale as the approved Plan. The foundation “As-Built” plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved Plan and foundation “As-Built” plan shall be documented by the applicant and become part of the foundation “As-Built” submission, and in addition, shall be submitted in Electronic Form PDF.
5. Prior to the issuance of a final certificate of occupancy for the expansion, 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 with the Site Plan-of-Record.
6. Exterior construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
7. This approval shall be subject to final engineering review, including approval of the SWPP.
8. Applicant will enhance safety at the loading area by placing bollards, or other forms of safety barriers to protect.

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

D. Peter DeSalvo Contracting, LLC Site Plan 15 Central Street
SP# 10-17 Map 182/Lot 50

Purpose of Plan: to depict the proposed improvements associated with renovating the existing building for DeSalvo Contracting, LLC, including access, parking, and stormwater management. Application Acceptance & Hearing.

Mr. Collins moved to accept the Site Plan application calling for improvements associated with renovating the existing building at 15 Central St., Map 182/Lot 50.

WAIVER MOTIONS:

- 1) HTC 276.11.1B(12)(c) – 100 ft. Buffer to Residential Lot

Mr. Van der Veen moved to grant the requested waiver -HTC 276.11.1B(12)(c) – 100 ft. Buffer to Residential 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. Veloso. All in favor – motion carried.

- 2) HTC 275-8(C)(2) – Parking Space Total (see Note 13 of the Master Plan, Sheet 1 of 10).

Mr. Van der Veen moved to grant the requested waiver -HTC 275-8(C)(2) – Parking Space Total - 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 Ms. McGrath. All in favor – motion carried.

- 3) HTC 276.11.1B(25) – Travel Way in the Side Yard Setback

Mr. Van der Veen moved to grant the requested waiver -HTC 276.11.1B(25) – Turnaround Radii - 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 Ms. McGrath. All in favor – motion carried.

MOTION TO APPROVE:

Mr. Van der Veen moved to approve the Site Plan entitled: Non-Residential Site Plan Peter DeSalvo Contracting, LLC, 15 Central St., Map 182/Lot 50, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: March 27, 2017, Last Revised June 13, 2017, consisting of a Cover Sheet and Sheets 1 – 10 and Notes 1 – 36, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. Prior to the Planning Board endorsement of the Site Plan, the Development Agreement and all easement documents shall be favorably reviewed and recommended on by Town Counsel.
3. All improvements shown on the Amended Site Plan-of-Record, including Notes 1 – 36, 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 for the rehabilitation of the existing building and parking area, 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 with the Site Plan-of-Record.

