



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: JUNE 21, 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 X Secretary X Member X

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

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

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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)

- 17 May 17 Meeting Minutes – Decisions

Mr. Brackett moved to approve the 17 May 17 Meeting Minutes (as amended, i.e., Mr. Ulery seconded the motion to approve the 36 & 38 Library St. LLR Plan, pg. 3 of minutes).

Motion seconded by Mr. Ulery. 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

XV. NEW BUSINESS/PUBLIC HEARINGS

A. Stateline Self Storage
SP# 04-17

85 River Road
Map 251/Lot 5

Purpose of Plan: to present layout and construction documents to obtain required permits and approvals for construction of self-storage mini-warehouse. The storage units are pre-engineered metal buildings. Hearing continued, date specific, from the 4/19/2017 Planning Board meeting.

WAIVER MOTIONS:

1. HTC 275-8.G – Industrial Parking Requirement

Mr. Ulery moved to grant the requested waiver - HTC 275-8.G – Industrial Parking 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; further the applicant has proposed 7 new customer parking spaces on the abutting convenience store parcel, which, by easement, will provide perpetual parking spaces providing for the need of the self-storage facility.

Motion seconded by Mr. Brackett. Motion carried - 5/1 (Mr. Malley)/1 (Mr. Della-Monica).

2. HTC 275-8.(6) – Off-Street Parking Space Requirement

Mr. Ulery moves to grant the requested waiver - HTC 275-8.(6) – Off-Street 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; further the applicant has proposed 7 new customer parking spaces on the abutting convenience store parcel, which, by easement, will provide perpetual parking spaces providing for the need of the self-storage facility.

Motion seconded by Mr. Brackett. Motion carried – 5/1(Mr. Malley)/1 (Mr. Della-Monica).

MOTION TO APPROVE:

Mr. Malley moved to approve the Site Plan entitled: Non-Residential Site Plan Self-Storage Mini-Warehouse in the Town of Hudson, New Hampshire, Map 251 Lot 5, 85 River Road, Hudson, NH 03051, dated 2 FEB 17, last revised 7 JUN 17, consisting of Sheets 1 – 6 and General Notes 1 – 21 on the Cover Sheet, 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 Site Plan-of-Record.

2. The easement to provide for the 12 ft. in-width future widening of River Rd., together with the parking easement provided on 83 River Rd., Map 251, Lot 6, for the benefit of offsite parking needs pertaining to the self-storage facility located on the development lot shall be favorably reviewed and recommended on by Town Counsel prior to Planning Board endorsement of the Plan.
3. All improvements shown on the Site Plan-of-Record, including Notes 1- 21, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. A cost allocation procedure (CAP) amount of \$7,232.00 shall be paid prior to the issuance of a Certificate of Occupancy, and a new Note 22 shall be inscribed on the Plan to reflect said CAP Fee amount, i.e., prior to Planning Board endorsement of same.
5. 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 with the Planning Board approved site plan.
6. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
7. 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.
8. Refuse removal shall not occur earlier than 7:00 A.M. nor later than 7:00 P.M., Monday thru Saturday only.
9. This plan shall be subject to final engineering review and approval.
10. Remove Special Exception Request Note on Sheet 4 of 6.

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

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| B. Executive Drive 2-Lot Subdivision
SB# 03-17 | 4 Executive Drive
Map 210/Lot 1 |
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Purpose of Plan: to depict the subdivision of Map 210, Lot 1, into two separate lots.
Application Acceptance & Hearing.

Ms. McGrath moved to accept the 2-Lot Subdivision application for 4 Executive Drive, Map 210/Lot 001.

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

MOTION TO APPROVE:

Mr. Malley moved to approve the subdivision plan entitled: 4 Executive Drive (Map 210, Lot 1) Hudson, NH, prepared by HSI, 3 Congress St., Nashua, NH 03062, dated 5 APR 17, (no revision date), consisting of Sheets 1 & 2 and Note 1 – 13 on Sheet 1, 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. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.

Motion seconded by Mr. Collins. Motion carried – 6/1(Ms. McGrath)/0

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| A. Irving Oil Retail Motor Fuel Outlet
SP# 08-17 | 4 Executive Drive
Map 210/Lot 1-1 |
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Purpose of Plan: to develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities. Application Acceptance & Hearing.

Mr. Malley moved to accept the Site Plan application for 4 Executive Drive, Tax Map 210, Lot 1-1.

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

WAIVER MOTIONS:

- 1) HTC 193.10.G. – 1 Driveway per parcel

Mr. Malley moved to grant the requested waiver -HTC 193.10.G. – 1 Driveway per parcel - 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 – 6/1(Ms. McGrath)/0.

- 2) HTC 275 – 8.C(7)(c) – Min. # of shade trees

Mr. Malley moved to grant the requested waiver - HTC 275 – 8.C(7)(c) – Min. # of shade trees - 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. Ulery. Motion carried – 6/1(Ms. McGrath)/0.

- 3) HTC 275 – 8.C(7)(d) – Min. # of shrubs

Mr. Malley moved to grant the requested waiver - HTC 275 – 8.C(7)(d) – Min. # of shrubs - 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 – 6/1(Ms. McGrath)/0.

4) HTC 276.11.1.B.(25) – No travel way within side setback

Mr. Malley moved to grant the requested waiver - HTC 276.11.1.B.(25) – No travel way within side setback - 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 – 6/1(Ms. McGrath)/0.

MOTION TO APPROVE:

Mr. Malley moved to approve the Site Plan entitled: Site Development Plans for Proposed Retail Motor Fuel Outlet, Tax Map 210, Lot 1-1, 4 Executive Drive Hudson, NH, prepared by MFS, 44 Stiles Rd., Suite One, Salem, NH 03079, dated 17 APR 17, revised thru 26 MAY 17, consisting of Sheets 1 – 14, Sheets 1 of 1 X 8, Sheets 1 of 2 and Note 1 – 28 on Sheet 5 of 14 (a.k.a. Sheet L4, the Site Plan for recording purposes), 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 Site Plan-of-Record and all agreed upon easement deeds, which shall be favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan.
2. All improvements shown on the Site Plan-of-Record, including Notes 1- 28, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$23,344.00 shall be paid prior to the issuance of a Certificate of Occupancy, and this fee shall be reflected as new Note 29 on the Plan, and inscribed on Sheet 5 of 14 (a.k.a. Sheet L4, the Site Plan).
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 with the Planning Board approved site plan.
5. Maintenance of the onsite 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, in particular and relative to possible traffic signal timing adjustments needed at the Lowell Rd./Executive Dr. intersection; said possible timing adjustments shall be determined by the Applicant's traffic engineer, working in conjunction with the Town Engineer, and if found needed, shall be implemented within six (6) months of the issuance of the Certificate of Occupancy of the fuel service station.
8. The Applicant add a new Note 30 to the Plan, prohibiting in the future drive-thru window capacity pertaining to the subject development parcel. Said note 30 shall bring the total number of notes to said amount and be inscribed on Sheet 5 of 14 (a.k.a. Sheet L4, the Site Plan).
9. Option 1, as described by the Applicant's traffic eng., and as shown on Sheet 1 of 1 entitled: Option 1: By-Pass Shoulder, shall be implemented entirely at the Applicant's expense or of his assigns, and shall be completed prior to the issuance of a Certificate of Occupancy for the fuel service station.
10. Refuse removal shall occur between the hrs. of 7:00 A.M. and 7:00 P.M., Monday through Saturday only. No refuse removal shall be allowed on Sunday.

Motion seconded by Mr. Collins. Motion carried – 5/2 (Ms. McGrath and Mr. Brackett)/0.

B. Derry Street 4-Lot Subdivision
SB# 04-17

25 Derry Street
Map 174/Lot 79

Purpose of Plan: to depict the subdivision of Map 174, Lot 79, into four separate lots.
Application Acceptance & Hearing.

Mr. Malley moved to accept the subdivision application for the proposed four lot subdivision located at 25 Derry Street, Tax Map 174, Lot 79.

WAIVER MOTIONS:

- 1) HTC 289-18.A. – Right-of-way width

Mr. Collins moved to grant the requested waiver -HTC 289-18.A. – Right-of-way width- 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.

2) HTC 289-18.B.(1). – ROW & Pavement Width

Mr. Collins moved to grant the requested waiver -HTC 289-18.B.(1) – ROW & Pavement Width - 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. Dumont. All in favor – motion carried.

3) HTC 289-18.B.(3) – Turnaround Radii

Mr. Collins moved to grant the requested waiver -HTC 289-18.B.(3) – 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 Mr. Dumont. All in favor – motion carried.

4) HTC 289-18.C. – Minimum K – value for vertical curve

Mr. Collins moved to grant the requested waiver - HTC 289-18.C – Minimum K – value for vertical curve - 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. Dumont. All in favor – motion carried.

5) HTC 289-28.F – Allow for Vertical Granite Curbing

Mr. Collins moved to grant the requested waiver - HTC 289-28.F – Allow for Vertical Granite Curbing - 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. Ulery. All in favor – motion carried.

MOTION TO APPROVE:

Mr. Collins moved to approve the subdivision plan entitled: ARNE, LLC Tax Map 174, Lot 79, 25 Derry Street, Hudson, NH 03051, prepared by MSJ Engineering, P.C., 5 Railroad St., Newmarket, NH 03857, dated 28 APR 2017, revised thru 13 JUN 2017, consisting of Sheet 1 of 1, C1 – C3, D1 – D5 & L1 and Notes 1 – 15 on Sheet 1 of 1 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. The Development Agreement and Easement docs shall be reviewed and favorably recommended on by Town Counsel prior to Planning Board endorsement of the Plan.

3. A cost allocation procedure (CAP) amount of \$1,715.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
4. A public school impact fee in the amount of \$3,578.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
5. A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
6. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of -Record.
7. Approval of this plan shall be subject to final engineering review.
8. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
9. Prior to Planning Board endorsement of the Plan, all of the above-cited notes, together with the 5 granted waivers shall be inscribed on the Plan.
10. Full width repair of Derry Street shall be performed at the applicant's expense and as shown on Sheet C1. Construction, of the Plans-of-Record.
11. The roadway shown on the Plan is approved, herein, as a private road and shall remain as such in perpetuity, and under no circumstances shall the Town be responsible for any repairs, maintenance, or snow plowing thereto.

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

- XVI. OTHER BUSINESS
XVII. ADJOURNMENT

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

Meeting adjourned at 11:05 p.m.

William Collins
Secretary