



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: MAY 17, 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 X Alternate X

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

Meeting called to order at approximately 7:03 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 April 17 Meeting Minutes – Decisions

Mr. Malley moved to approve the 19 April 17 Meeting Minutes (as amended/written).

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

- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE

- A. Request for Planning Board Approval – 6 Windham Road Water Booster Station, Map 168/Lot 124-001, by Elvis Dhima, Town Engineer.

Mr. Ulery moved to waive Site Plan Review, in accordance with the written request from Elvis Dhima, Town Engineer (please see attached memo).

Motion seconded by Ms. McGrath. Motion carried – 4/3/0 (TM, DD, and CB)

B. Public GIS Demonstration by Lisa Nute, IT Director.

Lisa Nute, IT Director, unable to attend meeting.

- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY
- XI. PUBLIC HEARINGS
- XII. OLD BUSINESS/PUBLIC HEARINGS

- A. Stateline Self Storage 85 River Road
SP# 04-17 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.

Mr. Malley moved to continue the public hearing for the Stateline Self Storage Site Plan application, date specific, to the 21 JUN 2017 Planning Board meeting.

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

- XIII. DESIGN REVIEW PHASE
- XIV. CONCEPTUAL REVIEW ONLY

- XV. NEW BUSINESS/PUBLIC HEARINGS

- A. American Tower Corporation Site Plan & Conditional Use 143 Dracut Road
SP# 07-17 Map 259/Lot 11
CU# 01-17

Purpose of Plan: to propose a 175' communications tower with antennas, associated 100' x 100' fenced gravel compound with shelter, landscaping, driveway extension, and underground utilities. Application Acceptance & Hearing.

Mr. Malley moved to continue the public hearing for the Site Plan application, at the applicant's request, calling for the construction of a wireless communications tower at 143 Dracut Rd., Map 259/Lot 11, date specific, to the 21 JUN 2017 Planning Board meeting.

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

- B. Library Street Lot Line Relocation 36 & 38 Library Street
SB# 02-17 Map 182/Lots 152 & 153

Purpose of Plan: to depict a lot line adjustment between Lots 152 & 153 in order to situate the existing garage on Lot 153. Application Acceptance & Hearing.

Mr. Collins moved to accept the 2-lot Lot Line Relocation application for 36 & 38 Library St., Map 182, Lots 152 & 153.

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

WAIVER MOTIONS:

- 1) HTC 334-15(A) 3 -- Parking within the side setback

Mr. Malley moved to grant the requested waiver – HTC 334-15(A) 3 – Parking within the 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. Ulery. Motion carried – 6/1/0 (MM)

MOTION TO APPROVE:

Mr. Malley moved to approve the Lot Line Relocation Plan entitled: Lot Line Adjustment Plan, 36 & 38 Library Street, Map 182/Lots 152 & 153, 36 & 38 Library Street, Hudson, NH, prepared by Keach-Nordstrom, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110, dated 18 JAN 2017, consisting of the Cover Sheet and Sheets 1 & 2 and Notes 1 – 14, 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. Malley. Motion carried – 6/1/0 (MM)

- XVI. OTHER BUSINESS
XVII. ADJOURNMENT

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

Meeting adjourned at 8:30 p.m.

William Collins
Secretary