



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: APRIL 19, 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 E Member X Alternate X Alternate X

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

Meeting called to order at approximately 7:05 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)

- 29 March 17 Meeting Minutes – Decisions

Mr. Collins moved to approve the 29 March 17 Meeting Minutes (as amended/written).

Motion seconded by Mr. Brackett. 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 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. Application Acceptance & Hearing.

Mr. Collins moved to continue the public hearing for the proposed 85 River Road – Map 251/Lot 5, calling for the construction of a Self-Storage facility, date specific, to the 17 MAY 2017 meeting.

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

- B. Bradley Tree Service Site Plan 30 Constitution Drive
SP# 06-17 Map 170/Lot 35

Purpose of Plan: to show the development of a 2,400 sf (GFA) warehouse/office for the primary purpose of an arborist landscape care use, with associated parking, material and equipment storage yard, stormwater management facilities, utility and associated improvements. Application Acceptance & Hearing.

Mr. Collins moved to accept the Site Plan application for Bradley Tree & Landscaping, LLC, 30 Constitution Drive, Hudson, NH, Tax Map 170/Lot 35.

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

WAIVER MOTIONS:

- 1) HTC 275-11.1B. (22) -- Landscaping/Green Area within 50 ft. Front Setback

Mr. Dumont moved to grant the requested waiver - Landscaping/Green Area within 50 ft. Front 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 Ms. McGrath. All in favor – motion carried.

MOTION TO APPROVE:

Mr. Collins moved to approve the Site Plan entitled: Bradley Tree & Landscape, LLC Proposed Site Plan and Other Improvements 30 Constitution Drive Hudson, NH, prepared by Holden Engineering & Surveying, Inc., 56 Old Suncook Rd., Concord, NH 03302, 7 FEB 17 and last revised 11 APR 17, consisting of Sheets 1 – 11, Notes and Index Sheets 1 of 1, Critical Area and 1 of 1, Lighting Plan and Notes: Plan

Intent, General Notes 1 – 22, Layout & Material Notes: 1 – 9, Utility Notes 1 – 7, 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. All improvements shown on the Site Plan-of-Record, including General Notes 1 – 22, Layout & Material Notes: 1 – 9, and Utility Notes 1 – 7 shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$ 3,000.00 shall be paid prior to the issuance of a Certificate of Occupancy, and Note 9 on the Plan shall be amended to reflect said CAP Fee amount.
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. 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.
8. Hours of operation for Firewood Processing will be limited to Monday thru Friday, 7:00 A.M. to 5:00 P.M.

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

XVI. OTHER BUSINESS

XVII. ADJOURNMENT

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

Meeting adjourned at 9:25 p.m.

William Collins
Secretary