



TOWN OF HUDSON

Planning Board



Glenn Della-Monica, Chairman Marilyn McGrath, Selectmen Liaison

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MEETING MINUTES November 9, 2016

- I. CALL TO ORDER BY CHAIRPERSON AT 7:05 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Members Present: Glenn Della-Monica, Timothy Malley, William Collins, Jordan Ulery, Charles Brackett, Dillon Dumont

Members Absent: Marilyn McGrath (Selectmen Representative), Excused, Angela Saucier (Alternate Selectmen Representative), Excused

Staff Present: Town Planner John Cashell

- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS

A. S.L. Chasse Steel
SP# 05-16

8 Christine Drive
Map 110/Lot 39

Purpose of Plan: To depict the improvements associated with the expansion of the existing S.L. Chasse Steel operation which includes a 6,400-sf building addition, rearranging of the parking lot and other site appurtenances. Application Acceptance & Hearing.

Mr. Malley moved to accept the Site Plan application entitled: Non-Residential Site Plan S.L. Chasse Steel Map 110; Lot 039, 8 Christine Drive, Hudson, NH.

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

Brenton Cole, P.E., Keach-Nordstrom, Inc. was in attendance representing the applicant, and he gave the presentation and answered Planning Board questions concerning this Site Plan.

REQUESTED WAIVERS:

1) HTC 276-11.1.B(24)(b) – Open Space Requirement

Mr. Collins moved to grant the requested waiver - HTC 276-11.1.B(24)(b) – Open 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. Brackett. All in favor – motion carried.

Mr. Collins moved to approve the Amended Site Plan entitled: Non-Residential Site Plan S.L. Chasse Steel, Map 110, Lot 039, 8 Christine Drive, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 20 SEPT 16, last revised on 27 OCT 16, consisting of Sheets 1 - 13 and Notes 1 – 35, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Amended Development Agreement, which shall be recorded at the HCRD, together with the above-cited Amended Site Plan-of-Record Plan, hereinafter referred to as the Plan.
- 2) All improvements shown on the Plan, including Notes 1-35, shown on the Master Site Plan Sheet, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 3) A Traffic Improvement Fee, in the amount of \$13,381.60, shall be submitted prior to the issuance of the Certificate of Occupancy for the subject addition, and the expenditure of this fee, in its entirety, shall be used exclusively for traffic improvements associated with Zone 1 of 2. Prior to Planning Board endorsement of the Plan, the aforementioned fee amount shall be inscribed on the Plan, together with said expenditure purpose.
- 4) Prior to the issuance of the 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 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 5:00 P.M., Monday through Saturday. Said activities shall be prohibited on Sunday.
- 7) Hours for refuse removal and deliveries of supplies shall be no earlier than 7:00 A.M. and no later than 7:00 P.M. Monday – Friday only. Said activities shall be prohibited on Saturday and Sunday.
- 8) Hours of operation shall be limited to the hours between 6:00 A.M. and 6:00 P.M. Monday – Saturday.
- 9) This Plan shall be subject to final engineering review and approval.
- 10) The Applicant's engineer and/or contractor shall contact the Town to schedule a preconstruction meeting, which will be held with Staff prior to starting construction.
- 11) The Town shall reserve the right to require additional erosion control measures during construction.
- 12) All terms and conditions of approval cited in the Site Plan-of-Record and the Decision of Approval, as approved by the Planning Board on September 24, 2008, shall remain in effect.
- 13) "As Built" drawing shall show correct placement of water main centered within the 20' water main easement.

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

XV. OTHER BUSINESS

- A. Review and schedule for public hearings the following zoning amendments, as proposed by the Zoning Ordinance Review Committee (ZORC):
 - 1) §334-73. Accessory Dwelling Units – this proposed amendment addresses the new state statute on Accessory Dwelling Units, i.e., SENATE BILL 146 AN ACT relative to accessory dwelling units.

Mr. Malley moved for the Planning Board to conduct a public hearing on 14 DEC 2016 for the proposed amendment to §334-73. Accessory Dwelling Units of the Town's Zoning Ordinance – this proposed amendment addresses the new state statute on Accessory Dwelling Units, i.e., SENATE BILL **146** AN ACT relative to accessory dwelling units.

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

- 2) ARTICLE II – Sections §334-5 & 334-6 Terminology & Definitions – this amendment proposes multiple edits and additions of terms and definitions with said sections of the Town’s Zoning Ordinance.

Mr. Ulery moved for the Planning Board to conduct a public hearing on 14 DEC 2016 for the proposed amendments to ARTICLE II – Sections §334-5 & 334-6 Terminology & Definitions of the Town’s Zoning Ordinance.

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

- 3) Portable Signs – §334-60.K. This proposed amendment would allow portable signs for special events authorized by the Board of Selectmen.

Mr. Collins moved for the Planning Board to conduct a public hearing on 14 DEC 2016 for the proposed amendment to §334-60.K. of the Town’s Zoning Ordinance, as written below, with amendment language shown in bold print:

§334-60.K. No inflatable, balloon or portable signs are allowed in any **DISTRICT unless specifically authorized in a permit issued by the TOWN Board of Selectmen for a fair, festival, limited duration performance or other event of a temporary nature.**
[Added 3-10-2009 by Amdt. No. 2]

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

- 4) Proposed Zoning Ordinance Amendment: Amend §334-14. – Building height.

Thomas Farrelly, SIOR, Executive Director, Cushman & Wakefield of New England and Michael Bergeron, Senior Business Development Manager, N.H. Division of Economic Development were in attendance and presented the below proposed zoning amendment, together with Town staff. This proposed amendment calls for revising the provisions of §334-14. Building height, Sub-section A., and reads, in its entirety, as cited-below:

Amend § 334-14. Building height, Sub-section A., by adding and deleting the following language to said Sub-section (added language shown in bold-print and deleted language shown in strikethrough-print):

~~A. In the Sagamore Industrial Park (IP), which is zoned Industrial (I) in its entirety,~~ In the following described zoning districts/parcels, the maximum allowed habitable building height shall be 50 feet, and said maximum height shall be restricted to those areas of buildings used exclusively for **manufacturing, warehouse and/or distribution space only. ~~Note: the subject Sagamore IP is bordered by Sagamore Bridge Road along its south border, the Merrimack River along its west border, the existing General (G) district along its north border and the existing Business (B) district, which abuts Lowell Road (Rte. 3A), along its east border.~~**

- 1) **Sagamore Industrial Park (IP), located in an Industrial (I) zoning district, bordered by Sagamore Bridge Rd. to the south, the Merrimack River to the west, the existing General (G) district to the north and the existing Business (B) district, abutting Lowell Rd. (Rte. 3A) to the east, and including all parcels located within this I zoning district.**
- 2) **The General (G) zoning district abutting to the north of the above-described Sagamore IP, and known locally as the “Friar Property”, having frontage off Friars Dr. and 161 Lowell Rd. (Map 209/Lot 001).**
- 3) **The portion of the General-One (G-1) zoning district located to the south of Sagamore Bridge Road and exclusive to the following parcels: Green Meadow Golf Club, 43 Steele Rd. (Map 239/Lot 001), 11 Steele Rd. (Map 234/Lot 005), 2 Friel Golf Rd. (Map 234/Lot 001), 267 Lowell Rd. (Map 234/Lot 035) and 273 Lowell Rd. (Map 234/Lot 034).**
- 4) **The Industrial (I) zoning district located along the south border of Central St. (NH Rte. 111), starting at the westernmost border of this I district (i.e., just west of Hudson Park Dr.), running along said south border of Central St. to the west border of Sullivan Rd. and including all parcels located within this I zone.**
- 5) **The Industrial (I) zoning district located along the north side of Derry St. (NH Rte. 102), at the intersection of West St., and including all parcels located within this I zone.**

XVI. ADJOURNMENT

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

Meeting adjourned at 10:15 p.m.

William Collins
Secretary