

# **TOWN OF HUDSON**

# Planning Board



Glenn Della-Monica, Chairman Marilyn McGrath, Selectmen Liaison

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# MEETING MINUTES August 24, 2016

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

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

**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)

# **MOTIONS:**

#### 1. 11 May 16 Meeting Minutes – Decisions

Mr. Malley moved to approve the 11 May 2016 Meeting Minutes (as amended/written):

Motioned seconded by Mr. Brackett. All in favor- motion carried.

# 2. 25 May 16 Meeting Minutes - Decisions

Mr. Malley moved to approve the 25 May 2016 Meeting Minutes (as amended/written):

Motioned seconded by Mr. Brackett. All in favor- motion carried.

# 3. 8 Jun 16 Meeting Minutes – Decisions

Mr. Malley moved to approve the 8 Jun 2016 Meeting Minutes (as amended/written):

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

# 4. 13 Jul 16 Meeting Minutes – Decisions

Mr. Malley moved to approve the 13 Jul 2016 Meeting Minutes (as amended/written):

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

#### 5. 10 Aug 16 Meeting Minutes – Decisions

Mr. Malley moved to approve the 10 Aug 2016 Meeting Minutes (as amended/written):

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

- 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. Eagles Nest Estates (Extension) SB# 07-16

Map 186/Lot 24 Map 194/Lot 9 & 10 Map 195/Lot 1 Bush Hill Road

Purpose of Plan: To request a two-year extension to the Planning Board approved Subdivision Plan on 08/12/16. Application Acceptance & Hearing.

Mr. Malley moved to grant an 18-month extension (i.e., from Aug. 12, 2016 to Jan. 1, 2018) for the Eagles Nest Subdivision, Bush Hill Road, Map 186/Lot 24, Map 194/Lots 9 & 10, & Map 195, Lot 1.

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

Tony Basso, representing the applicant, requested the board to consider granting a two-year extension for the Eagles Nest Estates Subdivision. Tom Smith of 3 Gibson Rd. requested that the board consider amending the Plan to grant him and the other private party included in the ROW discussion concerning their properties 50-foot ROW easements, rather than 40-foot ROW easements.

In response to Mr. Smith's request, Mr. Basso, said that he would review this request with the owner. He said that he didn't think that the owner would object, but did not know for sure.

The board informed Mr. Basso that prior to endorsing the Plan they would like to be informed on the statues of the aforementioned ROW matter.

Frank Caprio of 22 Hawkview Rd. voiced his concern about traffic increasing on Hawkview Rd, & Gibson Rd., and that both ways were not constructed to meet the

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needs of additional traffic that will be caused when this subdivision is completed, and connected, to Hawkview.

At this point in the discussion, Mr. Brackett explained to those in attendance that the issue concerning traffic for the subdivision was thoroughly vetted, and that the board, in making its decision to approve this subdivision, and as it will relate to traffic on Hawkview and Gibson, did so on the advice of traffic experts.

B. Jarry 2 Lot Subdivision SB# 06-16 Map 207/Lot 004 143 Bush Hill Road

Purpose of Plan: To depict the subdivision of Map 207, Lot 004, into two separate lots. Application Acceptance & Hearing.

Paul Chisholm, P.E., KNA, and Tony Basso, PLS, KNA, addressed the board on this application on behalf of the applicant.

Mr. Malley moved to accept the 2-lot Subdivision application for 143 Bush Hill Road – Map 207/Lot 004.

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

Mr. Malley moved to approve the subdivision plan entitled: Residential Subdivision Plan Land of Michael R. and Rebecca B. Jarry, Map 207/Lot 4, Bush Hill Road, Hudson, NH, prepared by KNA, 10 Commerce Park North, Suite 3B, Bedford, NH 03110, dated AUG 2016 (no revision date), consisting of Sheets 1 - 4 and Notes 1 - 12 found 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. A cost allocation procedure (CAP) amount of \$1,664.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
- 3. 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.
- 4. A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
- 5. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of -Record.
- 6. Approval of this plan shall be subject to final engineering review, which shall include any modifications to the existing driveway, shall serve as a shared driveway for both Lots 4 and 4 1, as shown on the Plan.

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- 7. 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.
- 8. Blasting and ramming activities shall be limited to the hours between 9:00 A.M. and 5:00 P.M., Monday through Friday. Said activity is prohibited on Saturday and Sunday.
- 9. A draft of Shared Driveway Agreement shall be reviewed by Town Council.

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

#### XV. OTHER BUSINESS

#### XVI. ADJOURNMENT

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

Meeting adjourned at 8:02 p.m.

William Collins Secretary