



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

MEETING MINUTES July 13, 2016

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

Members Present: Glenn Della-Monica, William Collins, Jordan Ulery, Charles Brackett, Marilyn McGrath (Selectmen Representative),

Members Absent: Timothy Malley, 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

- A. 38 Library Street Site Plan Waiver Request– 38 Library Street– Map 182/Lot 153 Request to waive §275-4. Site Plan Review

No action taken. Deferred date specific the August 10, 2016 meeting.

- 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. Brookview Subdivision (FKA Breckenridge Estates)
SB# 04-16

50 Speare Road
Map 186/Lot 013

Purpose of Plan: to subdivide Tax Map 186/Lot 013 into eight (8) single-family residential lots with individual sanitary sewer disposal and individual well water.

APPROVED WAIVERS:

1) HTC §289-18.Y – Streets

Mr. Collins moved to grant the requested waiver HTC-289-18.Y – Streets – 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.

Mr. Collins moved to approve the subdivision plan entitled: Open Space Development "Brookview", Tax Map 186, Lot 13, Speare Road, Hudson, New Hampshire, prepared by Jones & Beach Engineers, Inc. 85 Portsmouth Ave., PO Box 219, Stratham, NH, dated 7 JUL 16 and revised thru 7 JUL 16, consisting of Sheets 1-19 (CS, Y 1 – Y2, OV1, A1 – A3, C1 – C4, P1, H1, X1 – X2, F1, D1 – D3 & E1) and Notes 1 – 29 on Sheet OV1, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which, after the favorable review of Town Counsel, shall be recorded at the HCRD, together with the above-cited Plan-of-Record (hereafter referred to as the Plan).
- 2) The pending Homeowner's Association By-Laws and Declaration of Covenants & Restrictions shall cite the limitations and restrictions pertaining, but not limited to, the proposed "Open Space", cul-de-sac landscaped island and drainage pond/detention basin. The aforementioned documents shall be provided and favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan and Development Agreement.
- 3) The Well Radius Easements for Lots 13 and 13-1 thru 13-6, Well Radius Hold Harmless Agreements for Lots 13-5 & 13-6, as well as all other easement deeds pertaining to this proposed OSD Subdivision, must be provided for and favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan and Development Agreement.
- 4) In accordance with Deputy Fire Chief, John O'Brien's memorandum on file, dated 1 JUL 16, a 10,000 gallon cistern shall be installed within this subdivision, and all dwelling units will have sprinkler systems installed. A cistern easement and agreement for the cistern's perpetual maintenance and bonding shall be established between the Applicant and the Town (Fire Dept.).
- 5) Prior to Planning Board endorsement of the Plan, the issue of altering Speare Rd. for the purposes of providing the required Safe Stopping Distance in accordance with §193-10.E. of the Planning Board's Driveway Regulations shall be provided for.
- 6) "No cut/No disturb" Conservation marker shall be installed along the perimeter of the Conservation District boundaries of this development, and a Note shall be added to Sheet OV 1, citing said markers. Said markers shall be permanently affixed to 8 ft. sections of split-rail fences, placed at a minimum distance of 200 ft. between sections and along the nearest perimeter of each Conservation District area and the developed lots.

- 7) All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan.
- 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. A note to the affect of the foregoing shall be inscribed on Sheet OV 1.
- 9) 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.
- 10) 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.
- 11) A recreation contribution in the amount of \$400.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
- 12) All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
- 13) Approval of this plan shall be subject to final engineering review, including the location of the driveways for each lot.
- 14) Upon completion of the Subdivision and prior to the establishment of the two-year maintenance surety, the Applicant shall submit an "As-Built" Plan of the subdivision in its entirety, together with the ROW deed dedicating the ROW as a public street.
- 15) Blasting or ramming activities shall be limited to the hours between 9:00 A.M. and 5:00 P.M., Monday through Friday. Said blasting activities are prohibited on Saturday and Sunday. Add to sheet OV 1 as note 29.

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

B. Cummings St & Webster St. Subdivision Plan - 15 Cummings St & 37 Webster St.
SB# 05-16 Map 173/Lots 52 & 53-2

Purpose of Plan: to subdivide Map 173/Lot 52 into 2 lots and relocate lot line between Lot 52 & 53-2 at 37 Webster St.

Mr. Collins moved to accept the 2-lot Subdivision application for 15 Cummings St. and 37 Webster St., Map 173/Lots 052 & 53-2.

APPROVED WAIVERS:

- 1) HTC §289-19 – Underground Utilities

Mr. Collins moved to grant the requested waiver HTC-19 – Underground Utilities – 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.

Ms. McGrath moved to approve the subdivision plan entitled: 15 Cummings Street and 37 Webster S. Tax Map 173/Lots 052 & 53-2, Hudson, NH, prepared by Maynard & Paquette, Engineering Associates, LLC, 23 East Pearl Street, Nashua, NH 03060, dated 2 JUN 2016 (no revision), consisting of Sheets 1 & 2 and Notes 1 – 12, 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. Prior to Planning Board endorsement of the Plan, Note 9 on Sheet 1 of 2 shall be amended to reflect the foregoing condition and sum.
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, including the location of the driveways for each lot.
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. Prior to Planning Board endorsement of the Plan, Note 10 shall be added to Sheet 1 of 2 of the Plan reflecting the foregoing condition.
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.

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

- XV. OTHER BUSINESS
- XVI. ADJOURNMENT

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

Meeting adjourned at 9:21 p.m.

William Collins
Secretary