



# TOWN OF HUDSON

## Planning Board

Glenn Della-Monica, Chairman      Marilyn McGrath, Selectmen Liaison



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### MEETING MINUTES MAY 11, 2016

- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

**Members Present:** Glenn Della-Monica, William Collins, Timothy Malley, Charles Brackett, Mark Gamrat, Marilyn McGrath (Selectmen Representative)

**Members Absent:** Jordan Ulery, 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

- A. Road Guarantee Estimate Form for Orchard at Nottingham OSD Subdivision.

Reference Memo from Elvis Dhima, Town Eng., to John Cashell, Town Planner.

Applicant decided to forego establishing the surety at this time. Rather, the Applicant plans to build the road and then have the surety established. No action called for at this time.

- 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. Hudson T-Bones Patio Project  
SP# 03-16

77 Lowell Road  
Map 198/Lot 019

Purpose of Plan: to construct a 15' x 50' patio to allow for outdoor dining for up to approximately 30 guests during the months of May-October pending weather. The

patio will include a landscape buffer with trees, boulders, and decorative stained or stamped concrete.

Mr. Brackett recused himself from participation with this agenda item at 7:04 p.m.

Mr. Malley moved to accept the Amended Site Plan application for T-Bones Restaurant, 77 Lowell Road – Map 198/Lot 019. Motion seconded by Ms. McGrath. All in favor- motion carried.

Ms. McGrath motioned to rescind the Site Plan acceptance application due to a lack of abutter information on the Plan set.

No motion was seconded- motion failed.

Mr. Malley moved to grant approval for the Site Plan entitled: Site Plans for T-Bones Restaurant, Map 198/Lot 19, 77 Lowell Road, Hudson, NH, prepared by Allen 7 Major Associates, Inc., 250 Commercial St., Suite 1001, Manchester, NH 03101, dated 26 APR 2016 (no revision date), consisting of Sheets 1 of 1, C-1 – C-5 and A1.01 and Notes 1 – 8 on attached Maynard & Paquette As-Built Plan, Sheet 1 of 1 in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Notice of Approval, which shall be recorded at the HCRD, together with the Amended Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) Prior to Planning Board endorsement of the Plan, the Amended Cross Parking Easement (adding 15 parking spaces to the existing 17 easement spaces) for 71 & 77 Lowell Rd., Map 197/Lot 045 and Map 198/Lot 019, respectively, shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-8, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of the foundation permit and prior to the issuance of the framing permit, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.
- 5) 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 with the Planning Board approved Plan.
- 6) The landscaping, large boulders and vertical granite curbing around the outside perimeter of the landscaped island associated with the subject patio shall be provided for, as shown on Sheets C-2 & C-3 of the Plan.
- 7) Construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sunday.

- 8) **This approval shall be subject to final engineering review.**
- 9) The calculated CAP fee, prepared in accordance with the 2016 CAP Fee Matrix for Zone One, is \$888.16, and shall be submitted to the Town prior to the issuance of the Certificate of Occupancy. Note: said CAP fee amount shall be inscribed on the Site Plan-of-Record prior to Planning Board endorsement.
- 10) The following notes and amendments shall be inscribed on the Plan prior to Planning Board endorsement:
- a) Hours of operation for the T-Bones Restaurant shall be 11:30 A.M. to 11:00 P.M., 7 days a week.
  - b) Hours of refuse removal shall be 7:00 A.M. to 7:00 P.M., Monday-Friday only.
  - c) The Master Amended Site Plan sheet shall include all abutters of record.
  - d) Live entertainment shall be prohibited at all times on the patio.
  - e) The Variance Decision granted by the Zoning Board of Adjustment on 01/28/16 shall be inscribed on the Master Amended Site Plan sheet, and cite the following particular variance dimensions:
    - a) Outdoor patio area is to be 15' wide by 50' long.
    - b) Traffic control devices to be chosen by the Planning Board and installed.

Motion seconded by Mr. Collins; motion carried: 4/1/0 (M.M.).

Mr. Malley moved to allow the T-Bones client to move forward with the Building Permit application process, knowing full well that there is a 30-day appeal period for all approved Site Plans. The Applicant further understands that he can proceed at his own peril, and will hold the Town of Hudson harmless concerning any appeal.

Motion seconded by Mr. Collins; all in favor - motion carried unanimously.

Project Engineer, Robert Clark, P.E., spoke on behalf of his client T-Bones. He presented the project, in its entirety, and answered the questions and concerns of the Planning Board.

Mr. Brackett returned to his seat at 8:02 p.m.

## XV. OTHER BUSINESS

### A. Zoning Ordinance Review Committee (ZORC) – Zoning Ordinance Update

This item was on the agenda, relative to briefly updating the full Planning Board on the present status of ZORC's efforts in updating the Zoning Ordinance. At the meeting, ZORC's Chairman, Glenn Della-Monica, together with ZORC members, Charles Brackett and Bill Collins addressed the board on specific update issues. That is, to date, ZORC's efforts have focused on adding and deleting definitions within the Definitions Section of the ZO, §334-6. Mr. Della-Monica cited that as planned, the first phase of two will entail reorganizing and editing the existing ZO. This Phase I is

anticipated to take 1-year or less to complete, followed by Phase II, involving substantive amendments to the ZO - also anticipated to take a year to complete.

B. Discussion on Planning and Economic Development Issues in Hudson

Staff included this item on the agenda, per the request of several local elected and appointed officials, relative to determining what Hudson needs (or should be doing) in order to enhance its economic development future. In this regard, and for initial discussion purposes at this meeting, staff suggested to board members that this topic should include creating an active and diverse, but not necessarily large, ad hoc committee, relative to determining new bylaws, policies and infrastructure needed to help improve Hudson's economy.

In brief, board members discussed the topic at-hand for nearly an hour, and determined that prior to forming a committee; it would be a good idea to define exactly what the committee would be charged with. For this reason, and to review the idea of enhancing Hudson's economic development future further, the board decided to add this discussion item on the next Planning Board agenda.

XVI. ADJOURNMENT

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

Meeting adjourned at 9:06 p.m.

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William Collins  
Secretary