



# TOWN OF HUDSON

## Planning Board

Glenn Della-Monica, Chairman



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### MEETING MINUTES March 23, 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, Timothy Malley, Charles Brackett, Jordan Ulery, Marilyn McGrath (Selectmen Representative)

**Staff Present:** Town Planner John Cashell

- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE

- A. Mark Hetzer – 5 Lowell Rd., Map 182/Lot 1 – Site Plan Review Waiver Request

Reference letter from Mark Hetzer to Planning Board Ch., Glenn Della-Monica.

Planning Board reviewed the Site Plan Review Waiver.

- VIII. PERFORMANCE SURETIES

- A. Rolling Woods OSD Subdivision - 4 Bockes Road - Map 144/Lot 021 Request to Reduction Surety

Reference memo from Elvis Dhima, Town Engineer to John Cashell, Town Planner.

Mr. Ulery moved to reduce the established surety of \$688,061.16 to \$305,860.13 for the Rolling Woods OSD Subdivision - 4 Bockes Road - Map 144/Lot 021; this surety reduction is in accordance with the written recommendation of the Town Engineer, Elvis Dhima's Interoffice Memo in file, dated 26 FEB 2016, together with the Road Guarantee Estimate Form, dated 4 NOV 2015. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

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

- B. York Road Subdivision – York Road – Map 144/Lots 015, 016 & 017 Request to Reduction Surety



Mr. Malley moved to grant the requested waiver HTC -193-10 – Design Criteria, sub section H - because the driveway exists on proposed Lot 53, and to move it would create an unnecessary hardship to the applicant, and granting this waiver is not contrary to the spirit and intent of said regulation.

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

Mr. Malley moved to approve the subdivision plan entitled: 15 Cummings Street, Tax Map 173/Lot 053, Hudson, NH, prepared by Maynard & Paquette, Engineering Associates, LLC, 23 East Pearl Street, Nashua, NH 03060, dated 16 FEB 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.
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.

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

B. River Road 2 Lot Subdivision  
SB# 03-16

27 River Road  
Map 240/Lot 013

Purpose of Plan: to depict the subdivision of Map 240, Lot 13, into two separate lots.  
Application Acceptance & Hearing.

Mr. Malley moved to accept the 2-lot Subdivision application for 27 River Road, Map 240/Lot 013.

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

Mr. Malley moved to approve the subdivision plan entitled: 27 River Road, NH Route 3A, Map 240/Lot 013, Hudson, NH 03051, prepared by Hayner & Swanson, Inc., 3 Congress

St., Nashua, NH, 03062, dated 24 FEB 2016 (no revision date), consisting of Sheets 1 & 2 and Notes 1 – 12 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) Prior to Planning Board endorsement of the Plan, the following Notes need to be added to it:
  - a) *Note 13 to read: 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.*
  - b) *Note 14 to read: 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.*
  - c) *Note 15 to read: A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.*
  - d) *Note 16 to read: 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.*
- 3) All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of -Record.
- 4) Approval of this plan shall be subject to final engineering review, including the location of the driveways for each lot.

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

#### XV. OTHER BUSINESS

- A. Review March Town Meeting Voting Results for Zoning Articles 2 – 5.

The Planning Board reviewed the March Town Meeting Voting Results.

- B. Endorse Recently Approved Site Plans and Subdivision Plans for Recording Purposes at the Hillsborough County Registry of Deeds (HCRD).

The Planning Board Endorsed the Recently Approved Site Plans and Subdivision Plans for Recording Purposes at the Hillsborough County Registry of Deeds (HCRD).

- C. Discussion on Planning Board Meeting Minutes.

The Planning Board discussed the Planning Board Meeting Minutes.

#### XVI. ADJOURNMENT

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

Meeting adjourned at 9:20 p.m.

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William Collins  
Secretary