

TOWN OF HUDSON

Planning Board



Rick Maddox, Selectmen Liaison



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

MEETING MINUTES FEBRUARY 10, 2016

- I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Members Present: Glenn Della-Monica, William Collins, Timothy Malley, Charles Brackett, Jordan Ulery, Richard Maddox (Selectmen Representative)

Members Absent: Marilyn McGrath (Alternate Selectmen's 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 HEARING
 - A. Candy Lane Amended Site Plan SP# 01-16

4 Candy Lane Map 101/ Lot 027

Purpose of Plan: amend previously approved Non-Residential Site Plan by reducing the proposed building size from 25,000 sq. ft. to 19,920 sq. ft. and provide 90° parking spaces where parallel were approved. Application Acceptance & Hearing.

Mr. Malley moved to accept the Site Plan application for 4 Candy Lane – Map 101/Lot 27.

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

REQUESTED WAIVERS:

- 1. HTC 275-9(C) -- Noise Study
- 2. HTC 275-9(D) Fiscal Impact Study

1) HTC 275-9(C) - Noise Study

The Planning Board moved to grant the requested waiver – HTC 275-9(C) – Noise Study – 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.

2) HTC 275-9(D) – Fiscal & Environmental Impact Study

The Planning Board moved to grant the requested waiver – HTC 275-9(D) – Fiscal & Environmental Impact Study – 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 to APPROVE:

Mr. Malley moved to grant approval for the Site Plan entitled: Non-Residential Site Plan 4 Candy Lane Map 101 Lot 027, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 15 DEC 2015 (no revision date), consisting of Sheets 1 - 18 and Notes 1 – 34, in accordance with the following terms and conditions:

- All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-34, 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) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheet 9 of 18 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 of \$8,436.12, prepared in accordance with the 2016 CAP Fee Matrix for Zone One, shall be submitted to the Town prior to the issuance of the Certificate of Occupancy. Said CAP fee amount shall be inscribed on the Site Planof-Record prior to Planning Board endorsement.

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

B. 22 Hampshire Drive (Change of Use) SP# 02-16 22 Hampshire Drive Map 216/ Lot 006

Purpose of Plan: proposed change of use for the existing 25,400 sq. ft. building, i.e., from industrial to construction contractor and automotive service & repair businesses, pursuant to §334-10.B. of the Zoning Ordinance. Application Acceptance & Hearing.

Mr. Malley moved to accept the Amended Site Plan application for 22 Hampshire Drive, Map 216/Lot 006.

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

Mr. Malley moved to grant approval for the Site Plan entitled: 22 Hampshire Drive Amended Site Plan Tax Map 216/Lot 6, Hudson, NH, Map 215/Lot 002, prepared by Maynard & Paquette Engineering Associates, LLC, dated: 21 JAN 2016 (no revision date), consisting of Sheet 1 of 1 and Notes 1 – 10, 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) All improvements shown on the Plan, including Notes 1- 10, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 3) This Amended Site Plan, together with the subject Development Agreement, shall supersede the previously recorded approved Site Plan (HCRD Plan #15420).
- 4) Prior to Planning Board endorsement of the Plan, existing municipal water & sewer connections shall be shown on the Plan, together with two dumpsters (one for each use) with appropriately constructed concrete pads and fencing.

William Collins Secretary

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

XV. XVI.	OTHER BUSINESS ADJOURNMENT
	Motion to adjourn by Mr. Malley. Seconded by Mr. Brackett. All in favor - motion carried
	Meeting adjourned at 8:06 p.m.