



# TOWN OF HUDSON

## Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



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### MEETING MINUTES October 28, 2015

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

#### Members

**Present:** George Hall, Tim Malley, Glenn Della-Monica, Bill Collins, Richard Maddox (Selectmen's Representative),

#### Members

**Absent:** Jordan Ulery (excused), Marilyn McGrath (Alternate Selectmen's Representative) (excused)

#### Alternates

**Present:** Charles Brackett

#### Alternates

**Absent:**

#### 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. Nellie Court Street Acceptance & 2-Year Maintenance Surety.

Mr. Della-Monica moved to forward a favorable recommendation to the Board of Selectmen, relative to the acceptance of Nellie Court as a public street, and as recommended by the Town Engineer, Elvis Dhima, together with the Police Chief, Jason Lavoie, Fire Chief, Robert Buxton and Road Agent, Kevin Burns, and per the following condition:

- 1) The Applicant shall deposit with the Town a 2-year maintenance surety, in the form of a Hampton-style letter of credit, and in the sum of \$19,384.42, as recommended in writing by the Town Engineer, Elvis Dhima (see his memo in file, dated: 10/26/2015).

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

- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS

- A. Hannaford-to-Go 77 Derry Street  
SB#08-15 Map 165/Lot 155

Purpose of Plan: Hannaford-to-Go for grocery pick-up proposed in the southeastern portion of the parking lot in front of the store. Hearing Deferred Date Specific from the 10 – 14 - 2015 Meeting.

Mr. Della-Monica moved to grant approval for the Amended Site Plan entitled: Amended Site Plan for Hudson Mall- Exclusive to Providing Hannaford To Go Parking Spaces, 77 Derry Street, Map 165/Lot 155, Hudson, NH, prepared by Fay, Spofford and Thorndike, 778 Main St., Suite 8, South Portland, Maine, dated: July 2015, revised through 8 OCT 15, consisting of Sheets C-1.0 – C-5.0 and Notes 1 – 14, 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- 14, shall be completed in their entirety and at the expense of the Applicant or assigns.
- 3) Prior to the issuance of a certificate of occupancy (use), 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.
- 4) This approval shall be subject to final engineering review.
- 5) Prior to Planning Board endorsement of the Plan Sheet C01.0 shall be replaced with a recorded copy, i.e., HCRD Plan# 28683.

Motion seconded by Mr. Malley. Vote: 5-1-0 (RM) Motion carried.

- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS
- XV. OTHER BUSINESS

- A. Review Zoning Districts along NH Routes 102 & Rte. 111 and Rte. 3A.

Glenn Della-Monica moved for staff to prepare the following described zoning district amendment for a public hearing at the Planning Board's December 9, 2015 Meeting:

That the triangular portion of the Business (B) Zoning District off Derry Street be amended to include the entire parcel located off of Elmwood Dr., and as identified on

the Town's Assessor Map 156, as Lot 063, which is bordered by Derry St., Elm Ave. and Webster St. In effect, amending the existing Industrial (I)/B Zoning District line to run along the centerline of Elm Ave., resulting in the I district being exclusive to the industrially developed north side of Elm Ave., and the B district being exclusive to the south side of Elm Ave.

Motion seconded by Mr. Brackett. Vote 5-1-0 (RM) Motion carried.

Attachment "B", entitled: **Proposed** Derry & Webster St Business Zoning District, depicts by dash-line the above-described proposed amendment to the **B & I** zoning districts. This same Attachment also depicts the below-described proposed **B** district amendments.

Glenn Della-Monica moved for staff to prepare the following described zoning district amendment for a public hearing at the Planning Board's December 9, 2015 Meeting:

That the existing Business (B)/Town Residential (TR) Zoning District line along Webster Street be amended to run along the centerline of this street; thus, the B district shall be exclusive to the east side of Webster St., while the west side shall be exclusive to the west side of this street.

Motion seconded by Mr. Brackett. Vote 5-1-0 (TM) Motion carried.

Glenn Della-Monica moved for staff to prepare the following described zoning district amendments for a public hearing at the Planning Board's December 9, 2015 Meeting:

That existing §334-18., Sub-sections F. and G. be amended by adding the acronym "TR" (Town Residential) after the acronym "R-2" (Residential-Two) and before "B" (Business) in line 2 of each said Sub-section.

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

- B. Discussion on the Zoning Ordinance, RE: establishing an Ad Hoc Committee to review and update the Zoning Ordinance, in its entirety.

Mr. Della-Monica moved to invite the ZBA to a Meeting with the Planning Board on November 18, 2015, relative to reviewing the above-cited proposed Zoning Ordinance Update.

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

NOTE: if a Joint Meeting is in order, the below DRAFT MOTIONS may be more appropriately acted upon at that meeting. That is, after both the ZBA and Planning Board members have had a chance to discuss the update effort.

Mr. Della-Monica moved for the Planning Board Chair to appoint an ad hoc Zoning Ordinance Review Committee Chair, and for said Committee to consist of two volunteer members of the Planning Board and at least two members of the ZBA, i.e.,

in addition to its appointed Chair, and for the Town Planner and the Zoning Administrator to provide staff assistance and schedule/post the meetings for said Committee.

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

XVI. ADJOURNMENT

Motion to adjourn by Mr. Della-Monica. Seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 8:54 p.m.

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Timothy Malley  
Secretary