



TOWN OF HUDSON

Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



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MEETING MINUTES October 14, 2015

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

Members

Present: George Hall, Tim Malley, Glenn Della-Monica, Ken Massey, Jordan Ulery, Bill Collins, Richard Maddox (Selectmen's Representative), Marilyn McGrath (Alternate Selectmen's Representative)

Members

Absent: None

Alternates

Present: Charles Brackett

Alternates

Absent: None

Staff

Present: Town Planner John Cashell

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

- A. Correspondence Received from Alvirne High School Principal, Steven Beals, RE: Construction of a Pole Barn, Request to Waive Site Plan Review.

Mr. Della-Monica moved to grant the requested waiver: HTC 275-8.B- Engineering Site Plan- 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.

- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS

- A. To consider amending the Planning Board’s Land Use Regulations, as amended through 1 July 2012. Proposed amendments include amending all existing chapters within said regulations, namely, Chapter 193 – Driveways, Chapter 200 – Excavation of Soil, Chapter 275 – Site Plan Review, Chapter 289 – Subdivision of Land, Chapter 290 – Stormwater Management. In addition to hearing proposed amendments to said chapters, a new chapter is proposed for adoption, i.e., Chapter 276 – Land Use General and Administrative Requirements and Definitions. Note: for additional information on the above-cited hearing, please refer to the separate Public Hearing Notice on same included in this publication.

Ms. McGrath moved to amend the Planning Board’s Land Use Regulations (as amended through 1 July 2012), as drafted and attached hereto; this action includes amending all existing chapters within said regulations, namely, Chapter 193 – Driveways, Chapter 200 – Excavation of Soil, Chapter 275 – Site Plan Review, Chapter 289 – Subdivision of Land, Chapter 290 – Stormwater Management, and by adding a new chapter to said regulations, i.e., Chapter 276 – Land Use General and Administrative Requirements and Definitions; further, the aforementioned amended regulations shall become effective, without appeal, 30 calendar days from this date, 14 October 2015.

Motion seconded by Mr. Della-Monica. All in favor- motion carried.

XI. OLD BUSINESS/PUBLIC HEARINGS

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

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 09 – 23 - 2015 Meeting.

Mr. Maddox moved to defer further review of the application to Amend the Site Plan for the Hudson Mall, 77 Derry St., Map 165/Lot 155, date specific, to the 28 OCT 2015 Planning Board Meeting.

XII. DESIGN REVIEW PHASE
XIII. CONCEPTUAL REVIEW ONLY

- A. Dumont – Pelham Road OSD Subdivision 18 Hilindale Dr./Pelham Rd.
Map 199/Lot 004
CP# 02-15

Purpose of Plan: to subdivide a 22.95 acre parcel (Map 199/Lot 004) into 2 lots: Lot “A” to consist of 15.279 acres and an existing single-family dwelling, and Lot “B” to consist of 7.671 acres and include 3 proposed condominium lots, with each containing 1 single-family dwelling.

Planning Board reviewed the conceptual application with the applicant.

XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Boyer Lot Line Relocation & Subd. Plan 56 & 58 Pelham Road
SB #08-15 Map 199/Lots 007 & 008

Purpose of Plan: to relocate the lot line between Lots 007 & 008 and then subdivide Lot 008 into 2 new lots, i.e., new Lot 008, to consist of 86,598 sf and new Lot 8-1, to consist of 43,560 sf. New Lot 007, to consist of 149,974 sf. Application Acceptance & Hearing.

Mr. Maddox moved to accept the 2-lot Subdivision and LLR application for 56 & 58 Pelham Rd., Map 199/Lots 007 & 008.

Motion seconded by Mr. Della-Monica. All in favor- motion carried.

APPROVED WAIVERS:

1) 193-10 (I) -- Shared Driveway

The Planning Board voted to grant the requested waiver - HTC 193.10(I) – Shared Driveway- 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.

Mr. Della-Monica approved the subdivision plan entitled: Pelham Road Subdivision 56 & 58 Pelham Road, Map 199/Lot 007 & 008, Hudson, NH prepared by Maynard & Paquette Engineering Associates, LLC 23 East Pearl St., Nashua, NH 03060, dated: 1 SEPT 2015 (no revision date), consisting of Sheets 1 & 2 and Notes 1 – 15, 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 this Plan, the driveway easement over Lot 7, for the benefit of both Lots 8 and 8-1, shall be submitted and favorably recommended on by Town Counsel.
3. A cost allocation procedure (CAP) amount of \$993.94, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy, and prior to Planning Board endorsement of the Plan, Note #12 on Sheet 1 shall be amended to reflect said CAP Fee amount, and language referencing “inflation indexing” shall be deleted.
4. Note #13 on Sheet 1, shall be amended to reflect a Public School Impact Fee of \$3,578.00.

5. Note #14 on Sheet 1 shall be amended to reflect a Recreation Contribution of \$400.00.
6. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of -Record.
7. Approval of this plan shall be subject to final engineering review.
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.
9. A separate driveway permit shall be required for the shared driveway, and the permit shall include the full length of the driveway with regard to all aspects of engineering and construction. This shall include Lots 8, 8-1, and 7.

Motion seconded by Mr. Ulery. Vote: 5-2-0 (CB & RM) Motion carried.

XV. OTHER BUSINESS
XVI. ADJOURNMENT

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

Meeting adjourned at 9:05 p.m.

Timothy Malley
Secretary