



TOWN OF HUDSON

Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



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

MEETING MINUTES August 26, 2015

- I. CALL TO ORDER BY CHAIRPERSON AT 7:04 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)

Members

Absent: Marilyn McGrath (Alternate Selectmen's Representative) (excused)

Alternates

Present:

Alternates

Absent: Charles Brackett (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

- A. The Planning Board shall consider adopting an "Alternative Traffic Impact Fee Process", known as the "Cost Allocation Procedure" or "CAP".

Mr. Massey moved for the Planning Board to approve, the "alternative traffic impact fee process" known as the "Cost Allocation Procedure" or "CAP", which will allow the Town of Hudson to utilize said fee for town-wide road improvement projects, i.e., as opposed to the present traffic impact fee process that is exclusive to road improvement projects for Lowell Road (Rte. 3A), Central Street (NH Rte. 111) and Derry Street (NH Rte. 102). Note: adoption of said "alternative traffic impact fee process" by the Planning Board is in accordance with the provisions set forth in §334-74.1 through 334-74.12, of the Town's Zoning Ordinance and pursuant to RSA 674:21.

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

XI. OLD BUSINESS/PUBLIC HEARINGS
XII. DESIGN REVIEW PHASE
XIII. CONCEPTUAL REVIEW ONLY

- A. Breckenridge Estates Subdivision 50 Speare Rd.
CP# 01-15 Map 186/Lot013

Purpose of Plan: to subdivide Tax Map 186/Lot 013 into nine (9) single-family residential lots with individual sanitary sewer disposal and individual well water.

Planning Board reviewed the conceptual application with the applicant.

XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Crimson Properties, LLC 18 Speare Road
SB#07-15 Map 193/Lot 044

Purpose of Plan: to subdivide existing Lot 44 into new Lot 44, containing 9.918 acres and new Lot 44 – 1 containing 1.693 acres. Application Acceptance and Hearing.

Mr. Maddox moved to accept the 2-lot Subdivision application for 18 Speare Rd. Map 193/Lot 044.

REQUESTED WAIVERS:

- 1) 289-6 (D) -- Traffic Study

Mr. Massey moved to grant the requested waiver HTC 2896 (D) -- Traffic 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 seconded by Mr. Malley. All in favor- motion carried.

- 2) 289-6(D) --Fiscal Impact

Mr. Massey moved to grant the requested waiver HTC --289-6(D) --Fiscal Impact - 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. Collins. All in favor- motion carried.

Mr. Massey moved to approve the subdivision plan entitled: Overview Plan Land of Crimson Properties, LLC Map 193 Lot 044, 18 Speare Road, Hudson, NH prepared by Keach-Nordstrom Associates, Inc., dated: 24 JUN 2015 (no revision date),

consisting of Sheets 1 & 5 and Notes 1 – 17, 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 \$1021.00, 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 #14 on Sheet 1 of 5 shall be amended to reflect said CAP Fee amount.
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.
8. Prior to Planning Board endorsement of the Plan, the statement inside the Planning Board Signature boxes shall be amended to read: "Subdivisions are valid for one year from the date of Planning Board meeting final approval. For an applicant to gain an exemption from all subsequent changes in subdivision regulations, site plan regulations and changes to the Zoning Ordinance, see NH RSA 674:39."
9. Prior to Planning Board endorsement of the Plan, the statement outside the above sited signature boxes shall be amended to read: "Pursuant to the Subdivision of Land Regulations of the Hudson Planning Board, subdivision approval granted herein expires one year from the date of approval."

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

XV. OTHER BUSINESS

- A. Review DRAFT COPY of the Revised Land Use Regulations, as prepared by the Planning Board's ad hoc Land Use Regulations Review Committee.

Mr. Massey moved to schedule a public hearing on October 14, 2015, regarding the proposed amendments to the Planning Board's Land Use Regulations.

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

XVI. ADJOURNMENT

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

Meeting adjourned at 9:50 p.m.

Timothy Malley
Secretary