



TOWN OF HUDSON

Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



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MEETING MINUTES

July 22, 2015

- I. CALL TO ORDER BY CHAIRPERSON AT 7:05 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Members

Present: George Hall, Glenn Della-Monica, Ken Massey, Bill Collins, Richard Maddox (Selectmen's Representative)

Members

Absent: Tim Malley (excused), 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

Mr. Brackett seated for Mr. Malley.

- 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

A. Rapid Manufacturing
SP#05-15

Map 2015, Lot 002
32 Executive Drive

Purpose of Plan: Expand front office portion of building, construct parking spaces and installed 1-loading dock. Application Acceptance and Hearing.

The Planning Board voted to approve the Site Plan application for the Rapid Manufacturing, located at 32 Executive Drive, Map 215/Lot 002.

APPROVED WAIVERS:

1) HTC 275-9(B) - Traffic Study

The Planning Board voted to grant the requested waiver HTC 275-9B - Traffic Study - because the proposed addition and associated number of vehicle trips regarding same will not adversely impact existing traffic conditions within the subject locus, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

2) HTC 275-9C – Noise Study

The Planning Board voted to grant the requested waiver: HTC 275-9C - Noise Study - because such a study is unnecessary, taking into consideration that the noise associated with the proposed industrial use will not exceed the previous use of this site, nor that of similar abutting industrial/commercial uses, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

3) HTC 275-9D – Fiscal Impact Study

The Planning Board voted to grant the requested waiver: HTC 275-9D - Fiscal Impact Study – because in addition to the submitted plans and submitted application documents, said study is unnecessary in order to evaluate the fiscal impact of this development, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

The Planning Board voted to grant approval for the Site Plan entitled: Amended Site Plan Rapid Manufacturing, 32 Executive Drive, Hudson, NH, Map 215/Lot 002, prepared by Maynard & Paquette Engineering Associates, LLC, dated: 20 May 2015, last revised July 15, 2015, consisting of Sheet 1 of 1 and Notes 1 – 20, in accordance with the following terms and conditions:

- 1) 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, together with any applicable easement deeds shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1- 21, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of foundation permit for the structure and prior to the issuance of 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" plan 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) The approval shall be subject to final engineering review.
- 7) This Amended Site Plan, together with the subject Development Agreement, shall supersede the previously recorded 2008 approved Site Plan (HCRD Plan#36404), as well as its associated Development Agreement (HCRD Bk. 8084 Pg. 1741).
- 8) A CAP Fee in the amount of \$7,469.40 shall be paid prior to the issuance of a Certificate of Occupancy for the addition.
- 9) Prior to Plan endorsement, the Plan shall be amended as follows:
 - a) The language and associated arrows, located within building footprint, shall be deleted. Said language reads: "Proposed Addition 6,750 S.F."
 - b) The waivers shall be amended to include: i) HTC275-9B-Traffic Study, ii) HTC 275-9D-Fiscal Impact Study. Reference to HTC 275-8B(11)-Hiss Mapping shall be deleted from the Plan, together with the Note located at the end of the waivers, which reads: "Granted Previously Per February 21, 2008 Plan, HCRD 36404."
- 10) The Plan shall be amended to include a stop sign at exit.

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

- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS
- 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 continue the pre-hearing review of the proposed amendments to the Planning Board's Land Use Regulations, date specific, to the August 26, 2015 Meeting.

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

- B. Status Report on the Cost Allocation Procedure (CAP) Fee Assessment Update.

Mr. Massey moved for the Planning Board to schedule a public hearing on Wednesday, August 26, 2015, RE: For the Planning Board to consider adopting a new methodology for the collection and expenditure of impact fees in accordance with the Cost Allocation Procedure (CAP).

Motion seconded by Mr. Della-Monica. 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 9:40 p.m.

Charles Brackett
Alternate