

## **TOWN OF HUDSON**

# Planning Board



Rick Maddox, Selectmen Liaison



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## MEETING MINUTES July 8, 2015

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

#### Members

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

#### **Members**

**Absent:** Tim Malley (excused), Ken Massey (excused), Marilyn McGrath (Alternate Selectmen's Representative) (excused)

#### **Alternates**

Present: Charles Brackett

#### Alternates

Absent: None

Staff

Present: Town Planner John Cashell.

## IV. SEATING OF ALTERNATES

None Seated.

- 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. Eagles Nest Estates SB# 02-15 Map 186, Lot 24 Map 194, Lots 9 & 10 Map 195, Lot 1

Bush Hill Road

Purpose of Plan: Proposed 66-lot open space residential development. Project includes a proposed lot-line adjustment between Map 186, Lot 24 and Map 186; Lot 20-4. The newly adjusted Map 186, Lot 24 will be consolidated with Map 194, Lots 9 & 10, Map 195, Lot 1, and Map 201, Lot 7. The consolidated tract will then be subdivided into 66 open-space residential lots. Deferred Date Specific from the June 10, 2015 Planning Board Meeting.

## 1) HTC 289-6.D. - Fiscal Impact Study

Mr. Della-Monica moved to grant the requested waiver: HTC 289-6.D. - Fiscal Impact Study - because said study, in addition to the submitted plans, CAP fees and other submitted application materials, is not necessary 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 Subdivision of Land Regulations.

### 2) HTC 289-37 - Plan Schedule Form

Mr. Della-Monica moved to grant the requested waiver HTC 289-37 – Plan Schedule as depicted on the plan, subject to a four year phasing– because at the present time the Town of Hudson does not restrict the pace of residential development, nor does the Planning Board anticipate the need to implement same in the foreseeable future, and as such, the granting of this waiver is not contrary to the spirit and intent of the Subdivision of Land Regulations.

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

Mr. Della-Monica moved to defer further review of the Eagles Nest OSD Subdivision, date specific, to the August 12th, 2015 Planning Board meeting.

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

XII. DESIGN REVIEW PHASE

XIII. CONCEPTUAL REVIEW ONLY

XIV. NEW 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.

Mr. Maddox moved to accept the Site Plan application for Rapid Mfg., located at 32 Executive Drive, Map 215/Lot 002.

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

Mr. Della-Monica moved to defer further review of the Rapid Mfg. Amended Site Plan Application, date specific, to the July 22<sup>nd</sup>, 2015 Planning Board Meeting.

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

Planning Board Minutes July 8, 2015 Page 3

B. Rolling Woods Open Space Development (OSD) Residential SubdivisionSB# 06-15Map 144/Lot 214 Bockes Road

Purpose of Plan: to propose a 16-lot OSD Residential Subdivision at 4 Bockes Road, Map 144/Lot 21, which consists of 26.82 acres +/-. This development also proposes to extend York Drive in order to create a 3-lot conventional subdivision. Application Acceptance & Hearing.

Mr. Della-Monica moved to accept the proposed 16-lot Subdivision application for Rolling Woods Open Space Development (OSD) Residential Subdivision, located at 4 Bockes Road – Map 144/Lot 021.

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

Mr. Della-Monica moved to defer further review of the Rolling Woods Open Space Development (OSD) Residential Subdivision, located at 4 Bockes Road—Map 144/Lot 021 date specific to the August 12<sup>th</sup>, 2015 meeting.

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

XV. OTHER BUSINESS XVI. ADJOURNMENT

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

Member

Meeting adjourned at 9:26 p.m.

William Collins