



Mr. Della-Monica moved to accept the 4-lot Subdivision application for 7 Cutler Rd. & 22 Putnum Rd. – Map 109/Lot 017 & Map 110/Lot 012.

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

**REQUESTED WAIVERS:**

- 1) 289-6 (D) -- Traffic Study
- 2) 289-6(D) -- Fiscal/Environmental Impact Study
- 3) 289-20(C) – Drainage Study

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

Mr. Massey moved to grant the requested waiver - HTC 289-6(D) - Traffic Study- because the creation of 3 undeveloped residential building lots off Cutler Rd. and Putnam Rd. will have a nominal impact on the existing traffic conditions along said roads, and as such, the granting of this waiver is not contrary to the spirit and intent of the Subdivision Regulations.

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

**2) 289-6(D) – Fiscal/Environmental Impact Study**

Mr. Massey moved to grant the requested waiver: HTC 289-6(D) - Fiscal/Environmental Impact Study - because said study, in addition to the submitted plans, CAP Fee provisions and other submitted application materials, is not necessary 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 Subdivision Regulations.

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

**3) 289-6(D) – Fiscal/Environmental Impact Study**

Mr. Massey moved to grant the requested waiver: HTC 289-20(C) – Drainage Study- because the impervious area that will be associated with the development of the subject lots will be negligible and will not contribute to downstream flooding, therefore granting this waiver is in keeping with the spirit and intent of the Subdivision Regulations.

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

Mr. Massey moved to approve the subdivision plan entitled: Master Consolidation and Subdivision Plan, Durand Property, 22 Putnam Road, 7 Cutler Road, Map 109/Lot 017 & Map 110/Lot 012, Hudson, NH prepared by Keach-Nordstrom Associates, Inc., dated: 14 APRIL 2015 (no revision date), consisting of Sheets 1 - 3 and Notes 1 – 18, 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 \$1,096.09, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
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, including the location of the driveways for Lot 12, 12-1 & 12-2.
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, Note 13 shall be amended to reflect the correct CAP Fee of \$1,096.90.
9. The following notes shall be added to Sheet 1 prior to Planning Board endorsement of the Plan, thus creating a total of 18 Notes;
  - c) Approval of this plan shall be subject to final engineering review, including the location of the driveways for each lot.
  - d) 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.

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

XV. OTHER BUSINESS

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

Mr. Della-Monica moved for the Planning Board to forward to the Board of Selectmen the attached 5 proposed highway improvement projects, as recommended by the Highway Safety Committee, relative to seeking the BOS's support for implementation, with implementation funding derived, in part, from CAP Fees, which shall be combined with state, federal, local and private funding sources, as such funds become available.

Motion seconded by Mr. Collins. Vote: 6-0-1 (RM) Motion carried.

- B. Status Report on the Land Use Regulations Review Committee's Efforts, RE: Updating the Planning Board's Land Use Regulations.

No action taken.

- C. Review Proposed Solar School Zone Lights Route 102/Alvirne High School. Deferred Date Specific from the May 13, 2015 meeting.

Mr. Della-Monica moved for the Planning Board to favorably recommend to the Board of Selectmen the expenditure of the remaining funds included in Accounts 2050-564 – Walgreens – 102 Offsite Improvements and 2050-576 – Reeds Ferry – Rte 102 Offsite Improvements, which have balances of \$7,071.90 and \$7,000.00 respectively, and for these funds to be expended exclusively for the proposed solar-powered traffic control light replacement project, which is scheduled for implementation this year (2015) within the Alvirne High School Zone along Derry Street (NH Rte. 102).

Motion seconded by Mr. Collins. Vote: 6-0-1 (RM) Motion carried.

- D. Selectman, Marilyn McGrath, to address the Planning Board, RE: Establishment of a Contribution Fund to be used for 55 and older developments.

This item was deferred date specific to the June 10, 2015 Planning Board meeting.

#### XVI. ADJOURNMENT

Motion to adjourn by Mr. Maddox. Seconded by Mr. Massey. All in favor – motion carried.

Meeting adjourned at 8:10 p.m.

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Timothy Malley  
Secretary