

## TOWN OF HUDSON

# Planning Board



Rick Maddox, Selectmen Liaison



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## MEETING MINUTES May 13, 2015

I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

**Members** 

Present: George Hall, Glenn Della-Monica, Tim Malley, Ken Massey, Jordan Ulery, Bill

Collins, Richard Maddox (Selectmen's Representative)

**Members** 

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

**Alternates** 

Present: Charles Brackett

**Alternates** 

**Absent:** Cheryl Cummings (excused)

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 Map 186, Lot 24

SB# 02-15 Map 194, Lots 9 & 10

Map 195, Lot 1 Bush Hill Road

Purpose of Plan: Proposed 65-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 65 open-space residential lots. Deferred Date Specific from the March 11, 2015 Planning Board Meeting.

Mr. Maddox moved to defer, pursuant to the Applicant's written request, further review of the Eagles Nest OSD Subdivision, date specific, to the June 10, 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. RHM International, LLC 29 Flagstone Drive SP# 03-15 Map 221/Lot 001

Purpose of Petition: To construct a 1-story, 10,000 square foot building addition along with minor accompanying site improvements. Application Acceptance and Hearing.

Mr. Della-Monica moved to accept the Site Plan application for the RHM International, LLC, located at 29 Flagstone Drive, Map 221/Lot 001.

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

## **Waiver Requests:**

1. HTC 275-8(B)(26)(G) – Minimum Number of Required Parking

Spaces

2. HTC 2758(B)(30)(a) - Minimum Number of Required Loading

Spaces

HTC 275-8(B)(31) - Landscape Plan
HTC 275-9(B) - Traffic Study

5. HTC 275-9(D) - Fiscal and Environmental Impact Study

6. HTC 275-9(C) - Noise Study

## 1) HTC 275-8(B)(26)(G) – Minimum Number of Required Parking Spaces

Mr. Della-Monica moved to grant the requested waiver: HTC 275-8(B)(26)(G) – Minimum Number of Required Parking Spaces – because the Applicant presented testimony to the effect that the proposed number of parking spaces will be sufficient to accommodate onsite parking needs, and this waiver is conditional, relative to the submission of a revised plan, indicating the location of 15 future parking spaces acceptable to the Town Engineer, 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. Massey. All in favor - motion carried.

## 2) HTC 2758(B)(30)(a) - Minimum Number of Required Loading Spaces

Mr. Maddox moved to grant the requested waiver: HTC 2758(B)(30)(a) - Minimum Number of Required Loading Spaces - because the Applicant presented testimony to the effect that the proposed number of loading spaces will be more than adequate to accommodate the shipping and receiving needs for the proposed business, 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. Ulery. All in favor - motion carried.

## 3) HTC 275-8(B)(31) - Landscape Plan

Mr. Maddox moved to grant the requested waiver: HTC 275-8(B)(31) - Landscape Plan - because this is an existing developed industrial site, having mature and well-maintained landscaping which does not require modification nor a plan submitted to depict same, 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. Massey. All in favor - motion carried.

### 4) HTC 275-9(B) - Traffic Study

Mr. Maddox moved 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. Massey. All in favor - motion carried.

#### 5) HTC 275-9D – Fiscal Impact Study

Mr. Maddox moved 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. Massey. All in favor - motion carried.

## 6) HTC 275-9C - Noise Study

Mr. Maddox moved 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

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of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

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Mr. Massey moved to grant approval for the Site Plan entitled: Proposed Building Addition, 29 Flagstone Drive, Hudson, NH, Map 221/Lot 1, prepared by HSI Hayner/Swanson, Inc., dated: 13 April 2015 and revised thru 30 April 2015, consisting of a Cover Sheet, Sheets 1-7 and Notes 1-22, 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.
- All improvements shown on the Plan, including Notes 1- 22, 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) A cost allocation procedure (CAP) amount of \$6,093.36 shall be paid prior to the issuance of a Certificate of Occupancy.
- 8) A revised Site Plan with future parking spaces shall be supplied prior to the signing of final Site Plan.

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

Planning Board Minutes May 13, 2015 Page 5

B. Dunkin Donuts SP# 04-15

14 Brady Drive Map 105/Lot 019

Purpose of Petition: To request for a 1-year extension for the Approved Site Plan, i.e., a Dunkin Donuts and two commercial rental spaces with all associated site improvements. Application Acceptance and Hearing. Site Plan Originally Approved on 04-09-14.

Mr. Maddox moved to grant a 1-year extension (i.e., from April 9, 2015 to April 9, 2016) for the Site Plan Approval of Dunkin Donuts, which includes two additional commercial retail spaces, location 14 Brady Drive, Map 105/Lot 019.

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

C. Burnell Subdivision SB# 04-15

41 Speare Road Map 186/Lot 030

Purpose of Plan: To subdivide existing Lot 30, into new Lot 30, containing 2.985 acres, and new Lot 30-1, containing 1.219 acres. Application Acceptance and Hearing.

Mr. Della-Monica moved to accept the 2-lot Subdivision application for 41 Speare Rd. Map 186/Lot 030.

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

#### **REQUESTED WAIVERS:**

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

Mr. Della-Monica moved to grant the requested waiver - HTC 289-6(D) - Traffic Study- because the addition of one single-family dwelling off Speare Rd. will not substantially or otherwise impact the existing traffic conditions along this street, and as such, the granting of this waiver is not contrary to the spirit and intent of the Subdivision Regulations. Motion seconded by Mr. Massey. All in favor- motion carried.

#### 2) 289-6(D) – Fiscal Impact

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 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. Massey. All in favor- motion carried.

Mr. Della-Monica moved to approve the subdivision plan entitled: Subdivision Plan Land of David & Karen Burnell Map 186; Lot 30, 41 Spear Road, Hudson, NH prepared by Keach-Nordstrom Associates, Inc., dated: 27 JAN 2015 (no revision date), consisting of Sheets 1 & 2 and Notes 1 – 11 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 \$892.01, 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 driveway for Lot 30-1.
- 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, all of the above notes, together with the two granted waivers shall be inscribed on the Plan, i.e., 289-6(D) -Fiscal Impact and 289-6 (D) --Traffic Study.

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

#### XV. OTHER BUSINESS

Mr. Massey appointed by the Chairman as the Planning Board's member to the Special Site Review Committee.

#### XVI. ADJOURNMENT

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

Meeting adjourned at 8:25 p.m.