



# TOWN OF HUDSON

## Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



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### MEETING MINUTES March 25, 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, Richard Maddox (Selectmen's Representative),

#### Members

**Absent:** Bill Collins

#### Alternates

**Present:** Charles Brackett, Cheryl Cummings, Jordan Ulery (arrived at 7:22 pm)

#### Alternates

**Absent:** None

#### Staff

**Present:** Town Planner John Cashell.

- IV. SEATING OF ALTERNATES

Ms. Cummings seated for Mr. Collins

- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE

A. Correspondence received Re: 150 Lowell Road, Hudson, NH – Map 204/Lot 074-001, dated March 23, 2015 from Roger Doward, 232 Rainbow Dr., North Fort Myers, Florida 33903.

No action taken.

- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY

XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Cobblestone Village                      137 Belknap Road  
    SP# 01-15                                      Map 184/Lot 27

Purpose of plan: This project proposes the construction of a 28 unit, 55 and older housing community in Hudson, NH. Application Acceptance & Hearing.

Mr. Maddox moved for application acceptance of the Cobblestone Village Site Plan application, located at 137 Belknap Road – Map 184/Lot 027. Motion seconded by Mr. Della-Monica. All in favor – motion carried.

I move for application acceptance of the Cobblestone Village Site Plan application, located at 137 Belknap Road - Map 184/Lot 27.

Motion by: Sel. Maddox Second: Mr. Della-Monica Carried: unanimously.

**REQUESTED WAIVERS:**

- 1) HTC 275-9C – Noise Study

I move to grant the requested waiver: HTC 275-9C - Noise Study - because such a study is unnecessary, taking into consideration that the allowed construction days and hours for this project (i.e., Monday through Saturday only, prohibited on Sunday, and between the hours of 7:00 A.M. to 7:00 P.M.) are provided for in the Town Code, and are days and hours of the week typically granted for such projects in similar settings, as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Motion by: Mr. Della-Monica Second: Mr. Massey Carried: unanimously.

- 2) HTC 275-9D – Fiscal Impact Study

I move 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 by: Mr. Della-Monica Second: Mr. Massey Carried: unanimously.

I move to approve the Site Plan entitled: "Residential Site Plan Cobblestone Village 137 Belknap Rd, Map 184; Lot 27, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: Jan. 23, 2015, latest revision date March 5, 2015, consisting of Sheets 1 - 28 and Notes 1 – 37 on Sheet 1 of 28 , 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 above Site Plan Plan-of-Record (hereafter referred to as the Plan).

2. Prior to the Planning Board endorsement of the Plan, the Condominium Age Restriction and all easement documents shall be favorably reviewed and recommended on by Town Counsel.
3. All improvements shown on the Plan, including Notes 1-37, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. A C.A.P. fee of \$459.36, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy for housing unit.
5. Prior to Planning Board endorsement of the Plan, Note 22 on Sheet 1 of 28 shall be amended by deleting reference to the Library Impact Fee.
6. A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
7. An offsite roadway improvement contribution of \$500.00 shall be paid prior to the Certificate of Occupancy for each dwelling unit. Said contribution shall be exclusive to Belknap Road improvements implemented by the Town.
8. This approval is subject to final engineering review.
9. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems, and the perpetual maintenance of the stormwater treatment structures and treatment and retention basins outside of the ROW, shall be the responsibility of the future homeowner's association,
10. The number of dwelling units for this development shall be limited to 28; other structural features included in this Plan are: a clubhouse, mail station and RV & boat storage area.
11. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
12. Construction activities shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. Said activities shall be prohibited on Sunday.

Motion by: Mr. Della-Monica Second: Mr. Massey Carried: unanimously.

Note: As part of the deliberations on Cobblestone Village, the applicant agreed to modify the Plan-of-Record to include a total of 10 parking spaces. That is, rather than the 5 spaces shown on the presented plan. The applicant also agreed to modify the entrance drive at Belknap Rd. to include an elevated island, separating the ingress and egress lanes.

XV. OTHER BUSINESS

XVI. ADJOURNMENT

Motion to adjourn: Mr. Massey Seconded: Mr. Della-Monica Carried: unanimously.

Meeting adjourned at 8:18 p.m.

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Timothy Malley  
Secretary