



# TOWN OF HUDSON

## Planning Board

George Hall, Acting Chairman

Rick Maddox, Selectmen Liaison



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### MEETING MINUTES March 11, 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, Marilyn McGrath, Ken Massey, Bill Collins, Richard Maddox (Selectmen's Representative),

#### **Members**

**Absent:** Nancy Brucker (Alternate Selectmen's Representative) (excused)

#### **Alternates**

**Present:** Jordan Ulery, Charles Brackett, Cheryl Cummings

#### **Alternates**

**Absent:** None

#### **Staff**

**Present:** Town Planner John Cashell.

- IV. SEATING OF ALTERNATES

None seated.

- V. MINUTES OF PREVIOUS MEETING(S)

#### A) 12-10-14 PB Minutes

Ms. McGrath moved to approve minutes as amended. Motion seconded by Mr. Della-Monica. All in favor – motion carried.

#### B) 01-14-15 PB Minutes

Ms. McGrath moved to approve minutes as amended. Motion seconded by Mr. Della-Monica. All in favor – motion carried.

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE

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

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. Application Acceptance & Hearing.

Ms. McGrath moved to accept the subdivision application for the proposed 65-Lot Eagles Nest Open Space Development (OSD) Subdivision, located off Bush Hill Road, 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. Motion seconded by Mr. Massey. All in favor – motion carried.

**Waiver Requests:**

**HTC 289-18.B(2) – Cul-de-sac Length**

Ms. McGrath moved to grant the requested waiver HT 289-18.B(2) – Cul-de-sac Length. Seconded by Ken Massey. Failed 0-7-0.

Ms. McGrath moved to defer further review of the Eagles Nest OSD Subdivision, date specific, to the May 13, 2015 Planning Board Meeting. Motion seconded by Mr. Massey. All in favor – motion carried.

Break 9:05 p.m.  
Return 9:23 p.m.

- B. Second Street Subdivision  
SB# 01-15  
Map 182/Lots 167, 167-1, 168  
Second & Oakwood Streets

Purpose of plan: Lot-line relocation and subdivision of two lots into four lots creating two new building lots and making lot 167 more conforming re: 15 ft. rear setback. Application acceptance & Hearing.

Ms. McGrath moved to accept the 4-lot Subdivision application for 19 & 21 Second Street & 7 Oakwood Street. Motion seconded by Mr. Collins.

**Requested Waiver:**

**§ 193-10.G. Driveway Safe Sight Distance**

Mr. Massey moved to grant the requested waiver - § 193-10.G. – Driveway Safe Sight Distance – for both Lots 167-1 and XXX, Map 182 – because the proposed driveways are optimally located for each lot, and provide a minimum of 160 ft. of sight distance to the south and in excess of 200 ft. to the north along Second St.; further, in accordance with the

American Association of State Highway and Transportation Officials (ASSHTO) documentation, submitted by the applicant, said distances are safe for the posted speed limit of 30 mph, therefore, the granting of this waiver is found not to be contrary to the spirit of the regulations. Motion seconded by Ms. McGrath. Vote: 5-2-0 (RM & WC opposed) Motion carried.

Mr. Massey moved to approve the subdivision plan entitled: 19 & 21 Second Street & 7 Oakwood Street, Tax Map 182/Lots 167, 167-1, & 168, Hudson, NH, prepared by Maynard & Paquette, Engineering Associates, LLC, 23 East Pearl Street, Nashua, NH 03060, dated 19 Jan 2015, last revised 26 Feb 2015, consisting of Sheets 1 – 3 and Notes 1 – 8, 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 \$1,111.25 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 each lot.

7. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 5:00 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 granted sight distance waiver shall be inscribed on the Plan.

Motion seconded by Ms. McGrath. Vote: 5-2-0 (RM) Motion carried.

#### OTHER BUSINESS

- A. Discussion on Status of the CAP Fee Assessment Update.

Discussion.

#### XV. ADJOURNMENT

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

Meeting adjourned at 10:20 p.m.

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Timothy Malley  
Secretary