



TOWN OF HUDSON

Planning Board

George Hall, Acting Chairman

Rick Maddox, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MEETING MINUTES September 24, 2014

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

Members

Present: Glenn Della-Monica, George Hall, Tim Malley, Ken Massey, Richard Maddox (Selectmen's Representative), and Nancy Brucker (Alternate Selectmen's Representative)

Members

Absent: Marilyn McGrath (excused)

Alternates

Present: Jordan Ulery, Charles Brackett

Alternates

Absent:

Staff

Present: Town Planner John Cashell.

- IV. SEATING OF ALTERNATES

Mr. Ulery seated for vacant seat.

Mr. Brackett seated for Ms. McGrath

- V. MINUTES OF PREVIOUS MEETING(S)

A. 07-09-14 Minutes - 09-24-14 Packet

Minutes not reviewed.

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS

4) HTC 275-8(B)22 – Front Yard Green Space

Mr. Ulery moved to grant the requested waiver: HTC - 275-8(B)22 – Front Yard Green Space - because currently, as developed, the site contains 13 parking spaces within the 35 ft. green area buffer, and the proposed Site Plan calls for reducing this total to 9 spaces within said buffer, so although this proposal does not comply with the ordinances, it represents a reduction in the buffer encroachment, and therefore, the granting of this waiver moves in the direction of better providing for the spirit and intent of the ordinances. Motion seconded by Mr. Della-Monica. Vote: 6-1-0 (RM opposed) Motion carried.

Mr. Ulery moved to grant approval for the Site Plan entitled: “Non-Residential Site Plan Dairy Queen, Map 175 Lots 142, 119 Ferry Street, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: July 18, 2014, last revised August 8, 2014, consisting of Sheets 1 – 13 and Notes 1 – 33 on Sheet 1 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 and the Ridge Avenue easement/transfer of land deeds shall be favorably reviewed and recommended on by Town Counsel, together with all other easement deeds.
- 3) All improvements shown on the Plan, including Notes 1 – 33 shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of the foundation permit for the proposed building, and prior to the issuance of the framing permit thereof, 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” plans shall be documented by the applicant and be part of the foundation “As-Built” submission.
- 5) A CAP Fee of \$8,884.20 shall be submitted by the Applicant to the Town prior to the issuance of a Certificate of Occupancy for the expansion.
- 6) 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.
- 7) Onsite landscaping and exterior lighting shall be provided for in accordance with Sheets 8 & 9 of the Plan.
- 8) Exterior construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sunday.
- 9) This plan shall be subject to final engineering review.

- 10) The applicant's engineer and/or contractor shall contact the Town of Hudson to schedule a preconstruction meeting, which will be held with Town staff prior to the start of construction.
- 11) Hours of operation shall not exceed those between the hours of 10:00 A.M. and 11:00 P.M.
- 12) Prior to Planning Board endorsement of the plan, it shall be amended to include the following modifications:
 - a. A "Do Not Block Driveway" sign on the east side of Adelaide Street, just before the ingress only driveway.
 - b. All parking spaces on the west side of the Dairy Queen parking lot shall be angled in an easterly direction.
 - c. The Adelaide Street driveway entrance shall be narrowed to twenty (20) feet.

Motion seconded by Mr. Della-Monica. Vote: 6-1-0 (RM opposed) - Motion carried.

Note: All other pertinent Site Plan approval terms and conditions are included in the above-cited Site Plan-of Record, Notes 1 – 32, including, but not limited to blasting and refuse removal etc.

Break at 9:01 p.m.
Meeting resumed at 9:17 p.m.

Selectman Brucker did not return after the break.

- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Warnick Lot Line Relocation Plan Map 173/Lot 049
SB# 07-14 45 Webster Street/1 Daw St.

Purpose of plan: is to relocate the lot line between Map 173/Lot 48 and Map 173/Lot 49. Application Acceptance & Hearing.

Mr. Della-Monica moved to accept the LLR Plan application for 45 Webster Street/1 Daw Street – Map 173/Lot 049. Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Maddox moved to approve the Lot Line Relocation Plan entitled: Warnick Lot Line Relocation, 45 Webster Street/1 Daw Street, Map 173/Lot 049; Hudson, NH 03051, prepared by Maynard & Paquette, Engineering Associates, Inc. 23 East Pearl Street, Nashua, NH 03060 dated: September 23, 2013, latest revision date June 18, 2014, consisting of Sheet 1 of 1 and Notes 1 – 7, in accordance with the following terms and conditions:

1. Prior to Planning Board endorsement of the Plan, deeds for the newly configured Lots 48, 49 shall be submitted and recorded at the HCRD, together with the aforementioned Plan and Decision Notice of Approval.
2. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of-Record.

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

- B. N.E. Motor Car Company SP# 12-14 Map 240/Lot 015
13 River Road – Change of Use Plan 13 River Road

Purpose of plan: To amend the site plan to allow for automotive sales in addition to the existing permitted uses. Application Acceptance & Hearing.

Mr. Maddox moved to accept the 13 River Road, Map 240/Lot 015 Site Plan application, calling for the proposed change of use from a shooting range and gun shop to an auto sales and service facility. Motion seconded by Mr. Malley. All in favor – motion carried.

REQUESTED WAIVERS:

- 1) HTC 275-8.B.31.(a) - Interior Landscaping
- 2) HTC 275-9.A - Stormwater Report
- 3) HTC 275-9.C - Noise Study
- 4) HTC 275-9.D - Fiscal/Environmental Impact Studies
- 5) HTC 275-9.B. – Traffic Study

NOTE: The Applicant requests waivers concerning several checklist items. These are not applicable to this application. For the building already exists; stormwater drainage plan is already requested in the list of requested waivers; and Soils Type and Boundaries don't apply because this application does not propose changes to same.

1) HTC 275-8.B.31 – Interior Landscaping

Mr. Ulery moved to grant the requested waiver - HTC 275-8.B.31 – Interior Landscaping - because the site is already developed and this application does not propose to change existing interior landscape conditions, as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan regulations. Motion seconded by Mr. Massey. Vote: 6-1-0 (RM opposed) Motion carried.

2) HTC 275-9.A -- Stormwater Report

Mr. Della-Monica moved to grant the requested waiver - HTC 275-9.A -- Stormwater Report - because this application does not propose to change the existing impervious surfaces of the site and existing drainage infrastructure, which has been determined adequate by the Town's consulting engineer, as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan regulations. Motion seconded by Mr. Massey. All in favor – motion carried.

3) HTC 275-9C – Noise Study

Mr. Della-Monica moved to grant the requested waiver: HTC 275-9C - Noise Study - because such a study is unnecessary, taking into consideration the proposed use is not expected to create noise levels that would violate Town noise ordinances, as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan regulations. Motion seconded by Mr. Massey. All in favor – motion carried.

4) HTC 275-9D – Fiscal/Environmental Impact Studies

Mr. Della-Monica moved to grant the requested waiver: HTC 275-9D - Fiscal/Environmental Impact Studies - because said study, in addition to the submitted application materials, is not necessary to evaluate the fiscal and environmental impact of this development, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan regulations. Motion seconded by Mr. Massey. All in favor – motion carried.

5) HTC 275-9B - Traffic Study

Mr. Della-Monica moved to grant the requested waiver HTC 275-9B - Traffic Study - because this project is expected to create less PM Peak Hour traffic than the previous use of the site, 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.

Mr. Massey moved to approve the Site Plan entitled: Change of Use Plan, 13 River Road, Tax Map 240, Lot 15, Hudson, NH, prepared by Benchmark Engineering, Inc., Londonderry, NH, dated August 20, 2014, latest revision date: September 15, 2014, consisting of Sheets 1 – 4 and Notes 1-29, 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 (hereafter referred to as the Plan).
- 2) All improvements shown on the Plan, including Notes 1-29, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 3) 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.

- 4) Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No construction activities shall occur on Sunday.
- 5) Prior to Planning Board endorsement of the plan, it shall be subject to final engineering review, and Note 28 shall be deleted, which refers to a CAP Fee, which does not apply to this application.
- 6) The applicant's engineer and/or contractor shall contact the Town of Hudson to schedule a preconstruction meeting, which will be held with Town staff prior to the start of construction.

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

Note: All other pertinent Site Plan approval terms and conditions are included in the above-cited Site Plan-of-Record, Notes 1 – 29, including, but not limited to blasting and refuse removal, etc.

XV. OTHER BUSINESS

- A. Public Hearing on the Fiscal Year 2016 Draft Capital Improvements Program (CIP).
Deferred Date Specific from the 08-27-14 Planning Board Meeting.

Whereby the Town of Hudson Capital Improvements Committee (CIC) prepared the FY2016 Capital Improvements Program (CIP) in accordance with the provisions of RSA 674:5 – 674:8, Mr. Della-Monica moved to forward said CIP to the Board of Selectmen and Budget Committee for their consideration in preparing the capital improvements portion of the Town's FY2016 Budget. Motion seconded by Mr. Ulery. Vote: 5-1-1(KM opposed; RM abstained) – motion carried.

XVI. ADJOURNMENT

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

Meeting adjourned at 11:07 p.m.

Timothy Malley
Secretary