



TOWN OF HUDSON

Planning Board

Open, Chairman Rick Maddox, Selectmen Liaison



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

MEETING MINUTES August 13, 2014

- I. CALL TO ORDER BY CHAIRPERSON AT 7:07 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Members

Present: Glenn Della-Monica, George Hall, Ken Massey, Vincent Russo and Richard Maddox (Selectmen's Representative).

Members

Absent: Timothy Malley (excused)

Alternates

Present: Jordan Ulery (arrived at 7:45 pm),

Alternates

Absent: Marilyn McGrath (excused), Charles Brackett (excused) Nancy Brucker (Alternate Selectmen's Representative, excused)

Staff

Present: Town Planner John Cashell.

- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY

- A. Hawkview Subdivision Map 186/Lots 20-4 & 24; Map 194/ Lot 10;
 ZI# 03-14 Map 195/Lot 1; Map 201/Lot 7

Purpose of plan: The project proposes to consolidate the five existing parcels and further subdivide the merged parcels to create 63 residential open space lots and 1 conventional lot. The temporary wetland impact is 2,235 sf, the permanent wetland impact is 6,284 sf, and the buffer impact is 161,639 sf.

Mr. Massey moved to forward correspondence to the ZBA, notifying them that the Planning Board has no concerns regarding the proposed Wetland Special Exception application which calls for the temporary wetland impact of 2,235 sf, the permanent wetland impact of 6,284 sf, and buffer impact of 161,639 sf, as shown on the following plan entitled: Open Space Plan Hawkview Subdivision Map 186/Lots 20-4 & 24; Map 194/Lot 10; Map 195/Lot 1; Map 201/Lot 7, White Service Road and Kara's Crossing Drive, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated May 12, 2014 (no revision date), consisting of Sheet 1 of 1 and Sheets 1 – 5 and Notes 1 – 4 on Sheet 1 of 1. Motion seconded by Mr. Della-Monica. Vote: 3-1-0 (RM) opposed. Motion carried.

- B. Land of Leonard Vigeant Map 128/Lots 7 & 8
 ZI# 02-14 300 Webster Street

Purpose of plan: The project proposes to consolidate Lots 7 & 8 in the Town of Hudson with two adjacent lots in the Town of Litchfield and re-subdivide to create 9 new building lots along a new town roadway. The temporary wetland impact is 913 sf, the permanent wetland impact is 2,545 sf, and the buffer impact is 25,915 sf.

Mr. Massey moved to forward correspondence to the ZBA, notifying them that the Planning Board has no concerns regarding the proposed Wetland Special Exception application, which calls for the temporary wetland impact of 913 sf, the permanent wetland impact of 2,545 sf, and the buffer impact of 25,915 sf, as shown on the plan under review entitled: Wetland/Wetland Buffer Impact Plan Land of Leonard Vigeant – Hudson;

Map 128; Lots 7 & 8, Litchfield: Map 1; Lots 2 & 1, 300 Webster Street, Hudson, NH, Hillsborough County, prepared by Keach-Nordstrom Associates, Inc., dated July 1, 2014 (no revision date), consisting of Sheets 1 and 2 and Notes 1 – 12 on Sheet 1. Motion seconded by Mr. Ulery. All in favor – motion carried.

- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY

- XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Derry Street Retail LLR (Hogan) Map 165/Lots 145 & 146
 SB# 06-14 66 & 68 Derry Street

Purpose of plan: To relocate the lot-line between existing Map 165/Lots 145 & 146. Application Acceptance & Hearing.

Mr. Massey moved to accept the LLR Plan application for 66 & 68 Derry Street, Map 165/Lots 145 & 146. Motion seconded by Mr. Della-Monica. All in favor – motion carried.

Mr. Della-Monica moved to approve the Lot Line Relocation Plan entitled: "Lot Line Adjustment Plan Land of Shawn B. Hogan, Map 165, Lots 145 & 146, 66 & 68 Derry St., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated July 7, 2014 (no revision date), consisting of Sheets 1 and 2 and Notes 1 – 13 on Sheet 1, 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. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of-Record.

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

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| B. Derry Street Retail Site Plan (Hogan) | Map 165/Lot 145 & 146 |
| SP# 09-14 & 10-14 | 66 & 68 Derry Street |

Purpose of plan: To propose 7,225 sf of retail space and the associated access, circulation, parking, stormwater, landscaping and lighting improvements on Lot 145 and to propose 9,984 sf of retail space and the associated access, circulation, parking, stormwater, landscaping and lighting improvements on Lot 146. Both plans assume previous approval of the proposed lot line adjustment between Lots 145 & 146. Application Acceptance & Hearing.

Mr. Massey moved to accept the Site Plan applications for 66 & 68 Derry St., Map 165, Lots 145 & 146. Motion seconded by Mr. Della-Monica. Vote: 4-1-0 (RM) opposed. Motion carried.

Waivers:

1) HTC 193-10(I) – Shared Driveway

HTC 193-10(I) - Shared Driveway - because requiring two full access driveways (one for each of the two lots) would reduce the functionality and efficiency of the applicant's development plans, and because Rte. 102 (Derry Street) is a major arterial corridor, reducing the amount of driveway curb cuts is highly desirable, relative to creating safer routes of travel, therefore, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Mr. Della-Monica moved to approve Waiver HTC 193-10(I) – Shared Driveway; Motion seconded by Mr. Massey. All in favor – motion carried.

2) HTC 275-8(B) – Internal Green Space

HTC 275-8(B) – Internal Green Space - because ample landscaping is provided around the proposed parking lots and travel lanes, and given that the proposed plan provides the required number of trees and shrubs surrounding the parking lots and travel lanes, rather than within the parking lots, the granting of this waiver is in keeping with the spirit and intent of the ordinances.

Mr. Della-Monica moved to approve Waiver HTC 275-8(B) – Internal Green Space; Motion seconded by Mr. Ulery. All in favor – motion carried.

3) HTC 275-9(C) -- Noise Study

HTC 275-9C - Noise Study - because such a study is unnecessary, taking into consideration that the proposed retail use is located in a Business (B) zoning district, for which said use is allowed, and existing retail uses, similar in scale and character to that proposed, exist in the immediate vicinity of the subject property, further, the residential properties located to the rear of the site are provided with a heavily wooded natural wetland buffer, nearly 200 ft. in width, therefore, the granting of this waiver is in keeping with the spirit and intent of the ordinances.

Mr. Della-Monica moved to approve Waiver 275-9(C) - Noise Study; Motion seconded by Mr. Ulery. All in favor – motion carried.

4) HTC 275-9D – Fiscal Impact Study

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.

Mr. Della-Monica moved to approve Waiver HTC 275-9(D) – Fiscal Impact Study; Motion seconded by Mr. Ulery. All in favor – motion carried.

5) HTC 193-10 H - Driveway Within Side Setback

HTC 193-10.H – Driveway Within Side Setback – because the proposed driveway design will provide a safe means of ingress for southbound Derry Street traffic-goers driving into the proposed shopping center, while at the same time, creating the desired prohibition for this driveway being utilized as a means of egress from the shopping center and ingress by northbound Derry Street traffic goers, and as such, the granting of this waiver is in accordance with the spirit and intent of the Planning Board’s Driveway Regulations.

Mr. Della-Monica moved to approve Waiver HTC 193-10.H – Driveway Within Side Setback; Motion seconded by Mr. Maddox. All in favor – motion carried.

Mr. Della-Monica moved to grant approval for the Site Plan entitled: Non-Residential Site Plan Derry Street Retail, Map 165 Lots 145 & 146, 66 & 68 Derry St., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: July 7, 2014 (no revision date), consisting of Sheets 1 – 20 and Notes 1 – 31 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 future 10 foot road widening easement along Derry Street (NH Rte. 102) shall be favorably reviewed and recommended on by Town Counsel, together with the utility, access and drainage easement deeds.
- 3) All improvements shown on the Plan, including Notes 1 – 31, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of the foundation permits for each of the proposed buildings, 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 in the following amounts and manner of collection shall be required: (i) prior to the issuance of a Certificate of Occupancy for the 7,225 sf retail building for 66 Derry St., Map 165/Lot 145, \$33,885.25 shall be submitted to the Town and (ii) prior to the issuance of a Certificate of Occupancy for the 9,984 sf retail building for 68 Derry St., Map 165/Lot 146, \$46,824.96 shall be submitted to the Town.
- 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 shall be provided for in accordance with the plant and tree species specified on Sheet 9 of 20 of the Plan.
- 8) Exterior construction activities on the site shall be limited to between 8:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sunday.
- 9) This approval shall be subject to final engineering review, including approval of the stormwater pollution prevention plan (SWPPP).
- 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) Note 31 on the plan shall read: The hours of operation of the businesses on this plan shall not exceed 8:00 am to 11:00 pm.
- 12) The plan shall be amended to show the 10 ft. wide future road widening easement along the entire frontage of both lots.

(Note 12 was made by the motion maker and seconded by Mr. Ulery)

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

Break 9:10 PM to 9:28 PM.

XV. OTHER BUSINESS

XVI. ADJOURNMENT

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

Meeting adjourned at 9:48 p.m.

Glenn Della-Monica
Acting Secretary