



TOWN OF HUDSON

Planning Board

Edward van der Veen, Chairman Rick Maddox, Selectmen Liaison



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HUDSON PLANNING BOARD MEETING MINUTES June 11, 2014

I. CALL TO ORDER

Chairman van der Veen called this Planning Board meeting to order at 7:03 p.m. on Wednesday, June 11, 2014, in the Community Development's Paul Buxton meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

Chairman van der Veen asked Mr. Russo to lead the assembly in pledging allegiance to the Flag of the United States of America.

III. ROLL CALL

Chairman van der Veen asked Secretary Malley to call the roll. Those persons present, along with various applicants, representatives, and interested citizens, were as follows:

Members

Present: Glenn Della-Monica, George Hall, Tim Malley, Vincent Russo, and Ed van der Veen.

Members

Absent: Ken Massey (excused) and Richard Maddox (Selectmen's Representative, excused).

Alternates

Present: Charles Brackett.

Alternates

Absent: Marilyn McGrath (excused), Jordan Ulery (excused), and Nancy Brucker (Selectmen's Representative Alternate, excused).

Staff

Present: Town Planner John Cashell.

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Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman van der Veen seated Mr. Brackett in place of the absent Mr. Massey.

V. MINUTES OF PREVIOUS MEETING(S)

No minutes of past meetings were addressed this evening.

VI. CASES REQUESTED FOR DEFERRAL

No cases had requested deferral from this scheduled date.

VII. CORRESPONDENCE

No **Correspondence** items were addressed this evening.

VIII. PERFORMANCE SURETIES

No **Performance Sureties** items were addressed this evening.

VIX. ZBA INPUT ONLY

No **ZBA Input Only** items were addressed this evening.

X. DESIGN REVIEW PHASE

No **Design Review Phase** items were addressed this evening.

XI. OLD BUSINESS

No **Old Business** items were addressed this evening.

XII. DESIGN REVIEW PHASE

No **Design Review Phase** items were addressed this evening.

XIII. CONCEPTUAL REVIEW ONLY

No **Conceptual Review** items were addressed this evening.

XIV. NEW BUSINESS/PUBLIC HEARINGS

**A. Jay-Mor Enterprises, Inc.
SB# 04-14**

**10 West Road
Map 105/Lot 001**

**Purpose: to depict the subdivision of Map 105, Lot 1, into two separate lots.
Application Acceptance & Hearing.**

Chairman van der Veen read aloud the published notice, as repeated above.

Mr. Tony Basso, of the firm of Keach-Nordstrom Associates, Inc., Bedford, New Hampshire, serving as the engineering representative of the applicant, placed a copy of the plan on the wall, identified as **Subdivision Plan, Jay-Mor Enterprises, Inc., Map 105; Lot 1, 10 West Road, Hudson, New Hampshire**, dated April 30, 2014, with no revisions.

Mr. Basso explained that the bank wanted the property divided into two portions, which was why he was present this evening. He said it was not the intention to sell the property of the new lot but the applicants just wanted to finish the deal so they could move in. He said both of the resulting lots exceeded minimal requirements.

Town Planner Cashell said he had nothing to add at this time.

Chairman van der Veen opened the meeting for public input, noted that there was no one present from the public, and then closed the public hearing and opened the matter to the Board members for comments or questions.

Chairman van der Veen asked if the application were ready for Application Acceptance. Town Planner Cashell responded in the affirmative.

Mr. Hall moved to grant Application Acceptance; Mr. Della-Monica seconded the motion.

VOTE: Chairman van der Veen called for a verbal vote on the motion.
All members voted in favor, and Chairman van der Veen
declared the motion to have carried unanimously (6–0).

Mr. Della-Monica said it was an unremarkable proposal. Mr. van der Veen concurred. Mr. Della-Monica then moved to grant a waiver from the requirements of HTC 275-9.B, *Traffic Study*, citing the reason for granting that waiver as being because no development of the newly proposed lot (i.e., Lot 1-1) was proposed with this application—and, as such, the granting of this waiver was not contrary to the spirit and intent of the Site Plan Review regulations.

Mr. Hall seconded the motion.

VOTE: Chairman van der Veen called for a verbal vote on the motion.
All members voted in favor, and Chairman van der Veen
declared the motion to have carried unanimously (6–0).

Mr. Della-Monica moved to grant a waiver from the requirements of HTC 275-9.D, *Fiscal Impact Study*, citing the reason for granting that waiver as being because no development of the newly proposed lot (i.e., Lot 1-1) was proposed with this application—and, as such, the granting of this waiver was not contrary to the spirit and intent of the Site Plan Review regulations.

Mr. Hall seconded the motion.

VOTE: Chairman van der Veen called for a verbal vote on the motion. All members voted in favor, and Chairman van der Veen declared the motion to have carried unanimously (6–0).

Town Planner Cashell said there was no need for a waiver of the noise study requirements, as there was not going to be any development.

Mr. Della-Monica moved to grant approval for the Subdivision Plan entitled ***Subdivision Plan Jay-Mor Enterprises, Inc., Map 105; Lot 1, 10 West Road, Hudson, NH***, prepared by Keach-Nordstrom Associates, Inc., dated: April 30, 2014, no revision date, consisting of Sheets 1 & 2 and Notes 1 through 11, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Notice of Approval, which shall be recorded at the Hillsborough County Registry of Deeds, together with the Subdivision Plan-of-Record (hereinafter referred to as the Plan).
2. All improvements shown on the Plan, including Notes 1 through 11, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. Prior to Planning Board endorsement of the Plan, it shall be amended as follows. Note 12 shall be added to it, stipulating that all of the terms and conditions of approval specific to the approved Site Plan for Map 105; Lot 1, shall remain in effect, and this note shall also include the complete title of the Site Plan-of-Record for said Lot 1, and the HCRD-recorded Plan #37966 and the associated Development Agreement's HCRD Bk. 8636, Page 2566. This Note shall further stipulate that the use labeled "Outdoor Contractor's Yard" within Lot 1 on the aforementioned Site Plan is prohibited with the approval of this Subdivision Plan.
4. Note 11 shall be amended by deleting its reference to "HISS MAPPING."
5. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of-Record.

Mr. Hall seconded the motion.

VOTE: Chairman van der Veen called for a verbal vote on the motion. All members voted in favor, and Chairman van der Veen declared the motion to have carried unanimously (6–0).

XV. OTHER BUSINESS

Town Planner Cashell said the proposed expansion of Subaru of Nashua had been delayed because of storm-water issues. He said George Ferdette, the project

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engineer, had agreed to amend the plan, but could not get the plan redone for the June 25th meeting but hoped to be ready for the July 9th meeting. He noted that that had been the only item for the June 25th meeting, which therefore could be cancelled. He clarified that the sign was still for Subaru of Nashua, but the owner of the property was Prime Motor Group.

Chairman van der Veen asked for a motion to cancel the June 25th meeting. Mr. Hall so moved; Mr. Della-Monica seconded the motion.

VOTE: Chairman van der Veen called for a verbal vote on the motion. All members voted in favor, and Chairman van der Veen declared the motion to have carried unanimously (6-0).

Mr. Della-Monica asked what should be done about the fact that the public hearing for the Subaru item had been noticed for the June 25th date. Town Planner Cashell suggested that the most appropriate motion would be to table that hearing. Mr. Della-Monica then moved to table the public hearing on that matter; Mr. Hall seconded the motion.

VOTE: Chairman van der Veen called for a verbal vote on the motion. All members voted in favor, and Chairman van der Veen declared the motion to have carried unanimously (6-0).

XVI. ADJOURNMENT

All scheduled items having been addressed, Mr. Russo moved to adjourn; Mr. Hall seconded the motion.

VOTE: Chairman van der Veen called for a verbal vote on the motion. All members voted in favor.

Chairman van der Veen then declared the meeting to be adjourned at 7:19 p.m.

Date: June 16, 2014

Edward van der Veen, Chairman

J. Bradford Seabury, Recorder

Tim Malley, Secretary

These minutes were accepted as submitted following review at the 07-09-14 Planning Board meeting.