



TOWN OF HUDSON

Planning Board



Vincent Russo, Chairman

Rick Maddox, Selectmen Liaison

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HUDSON PLANNING BOARD SEPTEMBER 26, 2012

I. CALL TO ORDER

Chairman Russo called this Planning Board meeting to order at 7:01 p.m. on Wednesday, September 26, 2012, in the Community Development's Paul Buxton meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

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

III. ROLL CALL

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

Members

Present: James Barnes, Glenn Della-Monica, George Hall, Tim Malley, Vincent Russo, Ed van der Veen, and Richard Maddox (Selectmen's Representative).

Members

Absent: None. (All present.)

Alternates

Present: Irene Merrill, Nancy Brucker (Selectmen's Representative Alternate), and Jordan Ulery (arrived at 7:22 p.m.).

Alternates

Absent: Marilyn McGrath (excused).

Staff

Present: Town Planner John Cashell.

Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman Russo noted that all regular members were present and that no alternates needed to be seated at this time.

V. MINUTES OF PREVIOUS MEETING(S)

A. 08-22-12 Minutes - 09-26-12 Packet

Chairman Russo addressed the minutes for the meeting of August 22, 2012, as distributed in tonight's meeting packet, asking if anyone were prepared to review the minutes.

Mr. Barnes requested the following changes:

- Page 11, next to last paragraph, 1st line – remove words “lot of.”
- Page 12, 7th paragraph, next-to-last line – change “sighting” to “lighting.”

Mr. Della-Monica requested the following changes:

- Page 11, 5th paragraph, 4th line – remove extraneous apostrophe following period at end of sentence.
- Pages 13 & 14 – Provide subsection headings for separate topics in place of extra space.

No other requests being brought forward, Mr. Barnes moved to approve the 08-22-12 minutes as amended; Mr. Della-Monica seconded the motion.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7–0).

B. 09-05-12 Minutes - 09-26-12 Packet

Chairman Russo addressed the minutes for the meeting of September 9, 2012, as distributed in tonight's meeting packet, asking if anyone were prepared to review the minutes.

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Mr. Barnes requested the following changes:

- Page 5, 2nd paragraph, next-to-last line -- to last paragraph, 1st line – remove words “lot of.”
- Page 12, 7th paragraph, next-to-last line – change “slighting” to “lighting.”

No other requests being brought forward, Mr. Barnes moved to approve the 09-05-12 minutes as amended; Mr. Della-Monica seconded the motion.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7–0).

Page 5, 2nd paragraph, next-to-last line – word should be “opinion,” not “onion.”

No other requests being brought forward, Mr. Barnes moved to approve the 09-05-12 minutes as amended; Mr. Della-Monica seconded the motion.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7–0).

VI. CASES REQUESTED FOR DEFERRAL

No cases had requested deferral from this evening.

VII. CORRESPONDENCE

No items of correspondence were addressed this evening.

VIII. PERFORMANCE SURETIES

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

VIX OLD BUSINESS/PUBLIC HEARINGS

No **Old Business/Public Hearings** items were addressed this evening.

X NEW BUSINESS/PUBLIC HEARINGS

A. Vista Hills Estates (Extension)
SP# 05-12

Map 192/Lot 017
68 Pelham Road

Purpose of plan: To establish a manufactured home park, consisting of 31 spaces, on a 39.5 acre parcel. (Originally approved on September 14, 2011). Request for one-year extension of original approval. Application Acceptance & Hearing.

Chairman Russo read aloud the published notice, as repeated above.

Town Planner Cashell confirmed this application was ready for Application Acceptance

Selectman Maddox so moved; Mr. Barnes seconded the motion.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion to grant Application Acceptance. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7-0).

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

Chairman Russo noted that many previously approved applications were coming back for an extension because of the economic situation. He then asked if the Board wanted to hear any additional explanation from the applicant's representative

Selectman Maddox suggested that the representative should explain what the plan was for and why this extension was being requested, for the benefit of the television viewing public.

Mr. Patrick Colburn, of the firm of Keach-Nordstrom Associates, Inc., Bedford, New Hampshire, appearing before the Board as the engineering representative of the property owner, said he was present to talk about the proposed subdivision. He posted a plan on the meeting room wall, identifying it as **Master Plan, Vista Hill Estates, Map 192/Lot 17, 68 Pelham Road, Hudson, New Hampshire**, prepared by Keith-Nordstrom Associates, Inc., dated August 8, 2007, revised through September 1, 2011

Noting that the Board had seen these plans nearly half a dozen times, Mr. Colburn provided a summary description of the intended subdivision, its location, and the surrounding neighborhood. He stated that approval had been granted on September 14 of 2011, but the project had been tough to kick off because of the lack of financing, reminding the Board that he had had gone through this same process for an extension a year ago.

Chairman Russo opened the meeting for public input and comment, in favor or opposition. No one coming forward to provide input, despite two requests by the

chairman for comment for or against, Chairman Russo declared the matter before the Board and asked if any members of the Board had any questions.

Mr. Barnes asked if any construction had been started. Mr. Colburn responded in the negative.

Mr. Barnes noted that the plan provided in the members' packet did not have signatures. He asked if Town Planner Cashell had a signed plan. Town Planner Cashell explained that the plan had never been recorded. Mr. Colburn added that the septic system still needed to be approved by NH-DES, which also had to provide manufactured subdivision approval, which needed a healthy application fee.

Chairman Russo asked if there had been any changes in regulations that would affect this plan. Town Planner Cashell answered in the negative. Selectman Maddox suggested that the wetlands should be reexamined; Mr. Colburn said that was a condition of approval already, referencing Sheet 7C of the plan.

Mr. Barnes moved to grant a one-year extension (i.e., from September 14, 2012, to September 14, 2013) for the Vista Hills Estate Site Plan, 68 Pelham Road, shown on Assessor's Map 192 as Lot 17 and approved for a manufactured home park, consisting of 31 space on a 39.5-acre parcel.

Mr. Malley seconded the motion.

Mr. Hall asked if the RSAs did not allow for two-year extension. Town Planner Cashell said that was true but that the Keith & Nordstrom firm liked to stay with the 1-year period to cover all bases. Mr. Colburn said the reason was because his firm's read of the law was that it vested from zoning changes but not for the approval.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7-0).

B. Proposed Amendment to §278-8. B. (14) Exterior Lighting – of the Planning Board's Site Plan Review Regulation.

In accordance with NH RSA 675:7, Chairman Russo called a public hearing to order for the Town of Hudson, New Hampshire, Planning Board as previously noticed for this date at 7:18 p.m., in the Community Development Department Conference Room (lower level) of Hudson Town Hall at 12 School Street, Hudson to consider the following amendment to the Planning Board's Site Plan Review Regulations:

Amend § 275-8.B.(14), by adding and deleting the following language to this section (added language shown in **bold print** and deleted language shown in ~~strike through print~~):

§ 275-8.B (14) The location, details and character of all exterior lighting, ~~or a note stating: "There will be no exterior lighting."~~

(a) **General Provisions**

In order to facilitate vehicular and pedestrian safety, promote property security, and enhance the overall use of properties, permanent exterior building and lot lighting shall be required for all permitted uses subject to site plan review.

(b) **Design of External Lighting**

All fixtures shall be positioned and/or installed in such a fashion as to prevent unwanted illumination of abutting properties and streets. [Note: an accompanying figure, entitled *Photometric Distribution*, delineated how light from a typical fixture must be restricted within the property line of the property, with the provision that distance would be relative to fixture height and the angle of light cut-off.]

Chairman Russo noted that the full text of the above proposed amendment, including the photometric distribution figure had been available for review at the Community Development Department & Town Clerk's Office, Town Hall, 12 School Street, Hudson, and Hills Memorial Library, 18 Library St., Hudson.

Town Planner Cashell said the proposed amendment had been advertised correctly but the staff report's draft motion still had the word "incidental," saying that word should be omitted.

Chairman Russo opened the meeting for public input and comment, in favor or opposition. No one coming forward to provide input, Chairman Russo closed the public hearing at 7:19 p.m.

Mr. Barnes moved to adopt the amendment to the "exterior lighting" section of the Planning Board's Site Plan Review Regulations, reading aloud the proposed changes as shown above in the public notice.

Mr. Della-Monica seconded the motion.

Mr. Ulery arrived at 7:22 p.m. and took his seat at the table at that time as a nonvoting alternate.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7-0).

XI. OLD BUSINESS/PUBLIC HEARINGS

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

XII. DESIGN REVIEW PHASE

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

XIII. CONCEPTUAL REVIEW ONLY

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

XIV OTHER BUSINESS

Mr. Malley suggested consolidating the workshops into regular meetings and only having two meetings a month.

Mr. Barnes said that it had been left up to the Chairman and the Town Planner to fill the agendas in the past—adding that, if there were not sufficient things, there was no need for a meeting.

Selectman Maddox expressed a hope that the Board would get busier; he then stated that the workshops were important, expressing a concern that giving up the meeting room might make it difficult to get it back.

Chairman Russo expressed a belief that the Board would not be opposed to taking up workshop items during regular meetings.

Mr. Hall expressed a hope that the decision could be made on a month to month basis in time for the members to be informed of what meetings would be held the following month.

Mr. Hall asked about the workshop scheduled for next week. Town Planner Cashell said he was still waiting for a legal opinion from Atty. Buckley with respect to the Fire Department's jurisdiction with driveways, so that item might not be ready. He said the only other item was to discuss electronic message center signs, which right now was pretty open. He said one suggestion would be to have the Planning Board be the permitting authority, but that would require a zoning amendment. Chairman Russo said that next week's workshop was scheduled and would be held, noting that people had been invited to discuss the EMC signs, but the November and December workshops might not be held.

Town Planner Cashell suggested anyone having topics they would like to put on next week's workshop agenda to contact him.

XII. ADJOURNMENT

All scheduled items having been addressed, Selectman Maddox moved to adjourn; Mr. Della-Monica seconded the motion.

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

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**HUDSON PLANNING BOARD Meeting Minutes
September 26, 2012**

Page 8

Chairman Russo then declared the meeting to be adjourned at 7:29 p.m.

Date: September 26, 2012

Vincent Russo, Chairman

J. Bradford Seabury, Recorder

Edward van der Veen, Secretary

These minutes were accepted as amended following review at the 10-03-12 Planning Board meeting.

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**HUDSON PLANNING BOARD Meeting Minutes
September 26, 2012**

Page 9

The following change was made to the draft copy in accordance with review comments at the Planning Board meeting of 10-03-12:

Page 1, last line — the word “in” was inserted ahead of “place,” so that the phrase now reads “in place of.”

Page 6, 4th paragraph, 2nd & 3rd lines – two typos were corrected, so that the ending phrase now reads “that word should be omitted.”

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