



# TOWN OF HUDSON

## Planning Board



Vincent Russo, Chairman

Rick Maddox, Selectmen Liaison

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### HUDSON PLANNING BOARD MEETING MINUTES April 25, 2012

#### I. CALL TO ORDER

Chairman Russo called this Planning Board meeting to order at 7:00 p.m. on Wednesday, April 25, 2012, in the Community Development's Paul Butler meeting room in the Hudson Town Hall basement.

#### II. PLEDGE OF ALLEGIANCE

Chairman Russo asked Mr. Tony Basso, of the firm of Keach-Nordstrom Associates, Inc., Bedford, New Hampshire, present this evening as the engineering representative of an applicant, to lead the assembly in pledging allegiance to the Flag of the United States of America.

#### III. ROLL CALL

Chairman Russo asked Ms. Merrill to serve as Acting Secretary in the absence of Mr. van der Veen and 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, Tim Malley, Vincent Russo, and Richard Maddox (Selectmen's Representative).

**Members**

**Absent:** George Hall (excused) and Ed van der Veen,(excused).

**Alternates**

**Present:** Irene Merrill.

**Alternates**

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

**Staff**

**Present:** Town Planner John Cashell.

**Recorder:** J. Bradford Seabury.

**IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS**

Chairman Russo seated Ms. Merrill in place of the absent Mr. van der Veen.

**V. MINUTES OF PREVIOUS MEETING(S)**

Chairman Russo addressed the minutes for the meeting of 04-04-12.

Mr. Della-Monica referenced Page 11, 3<sup>rd</sup> paragraph, 2<sup>nd</sup> line, requesting that the sentence be broken into two sentences, with a period placed after "street level" and with the following clause changed to read "Also, the angle of the driveway should be designated as a percentage off 90 degrees, not 'angle of entry.'"

He then referenced the third paragraph on that same page, suggesting the word "concerning" should be changed to "concern."

No further change requests being brought forward, Mr. Della-Monica moved to accept the minutes as amended; Mr. Barnes seconded the motion.

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

Chairman Russo announced that he would take up **New Business** Item A at this time, out of order, as there was a request for deferral of the acceptance of the application.

**XIII. NEW BUSINESS/PUBLIC HEARINGS**

**A. B & D Properties  
SP# 01-12**

**Map 105/Lot 8  
Derry Road**

***Purpose of plan:* (a) Change of use from consignment center to 3,900-ft<sup>2</sup> restaurant & lounge, (b) Stand-alone 6,000-ft<sup>2</sup> retail building, and (c) Stand alone 5,000-ft<sup>2</sup> general automotive repair. Application Acceptance & Hearing.**

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

Town Planner Cashell said the applicant had asked for deferral, as they were dealing with NH-DOT relative to some possible changes to Route 102. He explained that the request for deferral had come in after abutter notices and after the newspaper notice had been sent out.

Mr. Barnes said his feeling was that the Planning Board should not be deferring applications that had not been accepted, but that it should just be left to the applicant to reschedule with the Town Planner. If they were dealing with NH-DOT, he pointed out, there was no guarantee the matter would be ready for the May 23<sup>rd</sup> meeting.

Mr. Tony Basso, 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 believed they had come to a resolution with NH-DOT, but he had not wanted to make a presentation of that plan tonight without having the final details. Rather than renote everybody, he continued, the thinking was just to defer it as it was, until NH-DOT was ready.

Chairman Russo asked the Board's pleasure.

Selectman Maddox noted that there was no one in the audience. He said he felt the Board could just not do anything. He then moved to defer further action on this matter at the request of the applicant to the April 23<sup>rd</sup> meeting.

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 present voted in favor except for Mr. Barnes, who voted in opposition, and Chairman Russo declared the motion to have carried (5-1-0).

#### **VI. CASES REQUESTED FOR DEFERRAL**

No cases had been requested for deferral for this meeting.

#### **VII. CORRESPONDENCE**

No **Correspondence** items had been provided for this evening.

#### **VIII. PERFORMANCE SURETIES**

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

#### **IX. ZBA INPUT ONLY**

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

X. OLD BUSINESS/PUBLIC HEARINGS

A. Fairview Nursing Home LLA  
SB# 02-12

Map 216/Lots 1 & 2  
203 & 205 Lowell Road

**Purpose of plan:** Lot Line Adjustment between lots 1 & 2 to facilitate the proposed site plan, also prepared by this office. (Approved by the Planning Board on 05-11-11.) Request for one-year extension. Application Acceptance & Hearing.

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

Town Planner Cashell confirmed the application was ready for acceptance.

Selectman Maddox moved to accept the application calling for a 1-year extension for the lot line adjustment plan entitled ***Lot line Adjustment Plan, Fairview Nursing Home Map 216/Lots 1 & 2, 203 Lowell Road, Hudson, New Hampshire.***

Mr. Malley seconded the motion.

**VOTE:** No further comment being brought forward, Chairman Russo called for a verbal vote on the motion for a 1-year extension. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (6-0).

Mr. Tony Basso, 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 would answer any questions.

No questions being raised, Selectman Maddox moved to grant a 1-year extension for the lot line adjustment plan entitled ***Lot line Adjustment Plan, Fairview Nursing Home Map 216/Lots 1 & 2, 203 Lowell Road, Hudson, New Hampshire,*** in accordance with the following conditions:

1. This 1-year extension is approved for the period from April 25, 2012, through April 25, 2013.
2. All items and conditions of approval cited in the Lot Line Adjustment Plan-of-Record and the Decision of Approval, as approved by the Planning Board on May 11, 2011, shall remain in effect.

Mr. Malley seconded the motion.

Town Planner Cashell confirmed that there had been no changes in the Zoning Ordinance or in planning regulations that would affect this proposal.

**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 (6–0).

**B. Fairview Nursing Home (Expansion)  
SP# 02-12**

**Map 216/Lots 1 & 2  
203 & 205 Lowell Road**

**Purpose of plan: To construct an expansion to the existing Fairview Nursing Home facility to include 31 additional beds, and a new facility (23,000 square foot footprint). The proposed new facility will consist of a three-story building, which will include 73 units of assisted living and ancillary facility space. (Approved by the Planning Board on 05/11/11.) Request for one-year extension. Application Acceptance & Hearing.**

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

Town Planner Cashell confirmed this application was ready for acceptance.

Mr. Barnes moved to accept the application calling for a 1-year extension for the Site Plan entitled ***Site Plan, Fairview Nursing Home Map 216/Lots 1 & 2, 203 Lowell Road, Hudson, New Hampshire.***

Mr. Della-Monica seconded the motion.

**VOTE:** No further comment being brought forward, Chairman Russo called for a verbal vote on the motion for a 1-year extension. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (6–0).

Town Planner Cashell said he had nothing to add to his staff report, confirming that nothing had changed with respect to zoning or regulations that would affect this plan.

Mr. Tony Basso, 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 would answer any questions.

Selectman Maddox asked if Mr. Basso had any idea when this expansion would happen.

Mr. Basso said they expected work to break ground before the end of the current construction season, explaining that they were involved in a lot of ongoing planning with the architects. He said his clients had been working diligently on this during the past year and it was moving forward.

Selectman Maddox asked if anything had moved forward with moving the driveways with respect to the Market Basket application.

Mr. Basso said he had been informed this evening that the plan was moving forward, noting that three parties were involved, and he expected to file a site plan amendment this summer.

Mr. Barnes asked if Mr. Basso still felt the traffic flow with the now completed Hampshire Drive would take care of the traffic. Mr. Basso answered "Absolutely, yes" commenting on having easily been able to pull out of the existing driveway just this evening, saying he thought the traffic light provided the needed gaps.

No further questions being raised, Mr. Barnes moved to grant a 1-year extension for the Site Plan entitled **Site Plan, Fairview Nursing Home Map 216/Lots 1 & 2, 203 Lowell Road, Hudson, New Hampshire**, prepared by Keach-Nordstrom Associates, Inc, dated June 2010, last revised May 19, 2011, consisting of Sheets 1 through 18 and Notes 1 through 37, in accordance with the following conditions:

1. This 1-year extension is approved for the period from April 25, 2012, through April 25, 2013.
2. All items and conditions of approval cited in the Lot Line Adjustment Plan-of-Record and the Decision of Approval, as approved by the Planning Board on May 11, 2011, shall remain in effect.

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 (6-0).

#### **XI. DESIGN REVIEW PHASE**

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

#### **XII. CONCEPTUAL REVIEW ONLY**

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

#### **XIV. OTHER BUSINESS**

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

#### **XV. ADJOURNMENT**

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

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

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Chairman Russo then declared the meeting to be adjourned at 7:17 p.m.

Date: April 25, 2012

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Vincent Russo, Chairman

J. Bradford Seabury, Recorder

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Irene Merrill, Acting Secretary

These minutes were accepted as submitted following review at the 05-02-12 Planning Board meeting.