



TOWN OF HUDSON

Planning Board



Vincent Russo, Chairman

Rick Maddox, Selectmen Liaison

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HUDSON PLANNING BOARD MEETING MINUTES April 11, 2012

I. CALL TO ORDER

Chairman Russo called this Planning Board meeting to order at 7:01 p.m. on Wednesday, April 11, 2012, in the Community Development's Paul Butler meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

Chairman Russo asked Town Planner Cashell 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 and Marilyn McGrath.

Alternates

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

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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)

Chairman Russo noted that there were no minutes of previous meetings waiting to be reviewed by the Board.

VI. CASES REQUESTED FOR DEFERRAL

No cases had been requested for deferral for this meeting.

VII. CORRESPONDENCE

Chairman Russo stated that items of correspondence received in tonight's handouts would be taken up in conjunction with the associated cases.

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. PUBLIC HEARINGS

No **Public Hearings** items were scheduled for this evening.

XI. OLD BUSINESS/PUBLIC HEARINGS

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

XII. DESIGN REVIEW PHASE

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

Chairman Russo announced that he wished to take **New Business Item A** out of order and take it up first.

XIV. NEW BUSINESS/PUBLIC HEARINGS

A. Graham & Belhumeur, LLR SB# 01-12

Map 175/Lots 90 & 91
12 & 6 Alpine Avenue

Purpose of plan: to transfer approximately 90 ft² (Parcel A) from Tax Map 175/Lot 91 to Tax Map 175/Lot 90. Also to transfer 160 ft² (Parcel B) from Lot 90 to Lot 91. The new areas – Lot 90 = 12,927 ft² – Lot 91 = 13,202 ft². Both lots have existing single-family homes. No new construction. Application Acceptance & Hearing.

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

Town Planner Cashell said he had nothing to add to his staff report. He confirmed that the application was ready for Application Acceptance.

Chairman Russo asked for a motion 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. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7–0).

Ms. McGrath said she would step down, as this matter had been before the Zoning Board of Adjustment, of which she was also a member.

Mr. Michael Grainger, of M. J. Grainger Engineering, Inc., representing the applicants, outlined the matter, noting that they had obtained approval from the Zoning Board of Adjustment, and that they were transferring 160 ft² from one lot to another, adding that he was here to answer any questions.

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 for confirmation that the purpose was to put the lot line where it had been presumed to be located. Mr. Grainger responded in the affirmative.

Selectman Maddox moved to grant the requested waiver from the requirements of HTC §289-26 (B) 5, *Topographic Plan*, citing the reason for granting this waiver as being because no change in existing site topography was planned as part of this application—and, as such, the granting of this waiver was not contrary to the spirit and intent of the Site Plan regulations.

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).

Mr. Della-Monica moved to approve the Lot Line Relocation Plan entitled ***Graham & Belhumeur Lot Line Relocation Plan, 12 & 6 Alpine Avenue, Hudson, NH Tax Map 175 Lots 91 & 90***, prepared by M. J. Grainger, Inc. 220 Derry Rd., Hudson, New Hampshire, 03051, dated: March 20, 2011 (no revisions), consisting of Sheets 1 and 2 and Notes 1 through 19, 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 Hillsborough Country Registry of Deeds, together with the Plan.
2. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of-Record.

VOTE: No further discussion 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).

Ms. McGrath returned to the table, taking her nominal position as a nonvoting alternate.

XIII. CONCEPTUAL REVIEW ONLY

- A. **Gobbi/Thomas Conceptual Site Plan** **Map 240/Lot 016**
CSP# 01-12 **14 River Road**

**Conceptual Review – Proposal for Used Auto Sales for six vehicles.
Presently a State Inspection Station.**

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

Town Planner Cashell noted that he had a large-size copy of the drawing if someone wanted to see it, saying no site plan had been found.

Ms. McGrath said there had been a site plan approved by the Planning Board in the 1980s, when she had previously served on the Board. Town Planner Cashell said the previous application had been withdrawn. Ms. McGrath said there had been a plan before that, which was approved, saying it had been a car-repair shop but an apartment had appeared on the upper level, with no zoning enforcement.

Mr. Hall said he remembered the plan and had not been present in 1988. Ms. McGrath said there had been one before that. Mr. Hall expressed a belief that it came after, saying he remembered one being submitted. Ms. McGrath said she recalled that it had been built while she previously served on the Board.

Mr. Stephen Thomas, 9 Meadowlark Drive, Hudson, NH, appeared as the applicant's representative.

Chairman Russo noted that the Board had received two diagrams, one provided by Mr. Thomas, commenting that he had difficulty putting them together, and he asked for the direction NORTH to be identified. Mr. Thomas approached the aerial view and attempted to do so, identifying Stuart Street, abutting the parking spots. Town Planner Cashell explained on the aerial view where the applicant wished to put cars for sale.

Mr. Thomas identified where the six spots would be located, saying they planned on improving the property with flowers and shrubs along Stuart Street, as well as grassing and landscaping of the rear of the building. He said there would not be any new construction, adding that there would be service parking at the rear of the building.

Chairman Russo asked if they planned to put the cars up to the street. Mr. Thomas said the cars would be about 20 feet from the road, confirming there would be grassed green space in between the cars and the road.

Selectman Maddox said he thought the Planning Board needed to have a site plan. He noted he had visited the property on Sunday, finding the back portion sliding down into the designated parking area and that it was not paved, as required by regulations.

Mr. Thomas said they had had a preliminary hearing, and Mr. Oleksak and Mr. Cashell had said this drawing should be sufficient.

Selectman Maddox said he did not want them to spend money unnecessarily, but he would hope that somewhere there was an approved plan. Noting that two members of the Board had said they had seen plans, he suggested the applicant go to the Registry of Deeds or go through the Town records.

Chairman Russo said there appeared to be an approved plan from 1988 but two members of the Board felt there was something newer. Ms. McGrath said she was referring to an older plan, but it apparently had not been recorded. She expressed a belief it was in the mid-1980s. Town Planner Cashell said that plan had not been approved and was withdrawn, noting that he had provided a copy of the applicable minutes.

Chairman Russo asked how much of the plan was missing. Town Planner Cashell said the shaded area on the provided plan was never built. Selectman Maddox said the second driveway also had not been put in. Town Planner Cashell noted that the

plan reference did not mention any earlier plan. Mr. Hall said he had come onto the Board in 1982 or 1983, and there was a plan that came in after he was put on the Board. He expressed doubt that the given uses had been approved without having a plan to start with. Town Planner Cashell said he could search further, suggesting the matter be deferred to May 9th. He added that the previously approved plan referenced by Ms. McGrath might be in the flat files.

Chairman Russo asked Town Planner Cashell to explain his and the Zoning Administrator's position. Mr. Cashell said there was no addition proposed and no addition to the pavement proposed, and he suggested that the selling of vehicles could be considered traditional with car repairs as an accessory use, noting he had stated in the planning report that it was up to the Planning Board—adding that he had told the applicants it was up to the Planning Board as to whether to waive things tonight.

Questions were asked about existing pavement, with different members saying what they had observed.

Selectman Maddox reiterated his belief that there had to be an existing site plan somewhere, so that the intentions could be clearly delineated on it. He then questioned if this would provide impact on Stuart Street.

Mr. Della-Monica said there were issues of signage and lighting.

Ms. McGrath said the current use had minimal impact, but the selling of vehicles might result in significant increase, noting that River Road was a heavily traveled road, and she would think the Planning Board would want to consider that. Commenting on the traffic patterns she had witnessed in that area, she noted that drivers who did not want to wait for the Morrill Corner light turned up Stuart Street to get access to Dracut Road, especially during evening peak hours. Chairman Russo expressed agreement.

Town Planner Cashell said there were a couple issues, noting that he had understood from their earlier meeting there would be cars for sale along River Road, where the area was paved. He confirmed that the site plan regulations said that all parking areas would have to be paved. He said another technical aspect was that anything involving six parking areas or less could be handled as a minor site plan review, but if there were issues of differences from an existing site plan of record, they were talking about amending. He again suggested deferral to the May 9th meeting, saying he could in the interim look for the referenced site plan.

Mr. van der Veen expressed agreement with Selectman Maddox, saying the Planning Board needed to find a legal starting point. He asked about sightline distance, saying a reference point was needed.

Mr. Della-Monica said he had also observed people turning up Stuart Street to avoid the traffic light, saying there was no entrance on that street, meaning that it would be a hazard if someone should turn onto Stuart Street and see a car and want to stop; he said that needed to be addressed.

Chairman Russo asked if there were curbing present. Town Planner Cashell said it was one big driveway. Mr. Thomas said it was approximately 100 feet in width. Chairman Russo reiterated that it was one big driveway. Mr. Thomas said it was

approximately 100 feet. Chairman Russo asked if there were a sidewalk; Mr. Thomas answered in the negative. Chairman Russo said he thought this was a little more than a minor site plan change, noting they would be parking cars on the other side which was unpaved, that drainage issues would have to be taken into consideration, and access issues needed to be taken into consideration. He noted that there had been an intent to have two driveways, back in 1988.

Mr. Hall said he thought there was an issue with the huge unrestricted access to River Road, adding that he thought there was nothing on the site for storm-water management, and he thought they should not be coming back without being prepared to talk about that.

Ms. McGrath said the plan that Mr. Thomas had drawn showed eight service parking areas but no customer parking areas, asking if this were a misnomer. Mr. Thomas said there would be customer parking. Ms. McGrath asked how many customer parking areas there were and how many areas for cars waiting to be serviced; Mr. Thomas said he did not know a lot about the existing situation. Ms. McGrath said she would have a question about whether the existing business was going to stay.

Chairman Russo said the Board was more than marginally concerned and was looking for a more defined plan, constituting an amended modern site plan at the very least. He said no motion for deferral was needed, as this had been only a conceptual site plan review.

**B. 13 River Road Conceptual Site Plan
CSP# 02-12**

**Map 240/Lot 015
13 River Road**

Conceptual Review – to change the use of a portion of the existing commercial/industrial building at 13 River Road. The existing building is approved for 6,000 ft² of office and 12,000 ft² of warehouse. The proposed use will be 6,864 ft² warehouse/industrial, 3,264-ft² office, 3,021-ft² retail and 4,851- ft² indoor shooting range. No changes other than parking lot restriping will take place to the exterior of the site.

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

Town Planner Cashell said he had nothing to add to his staff report.

Mr. Joseph Maynard, from Benchmark Engineering, Londonderry, New Hampshire, appearing before the Board as the representative of the applicant, discussed details of the lot, noting that it was a 2.60-acre lot, zoned G-1, and held a building approved in 1984, with 265 feet of frontage on River Road and approximately 250 feet of additional frontage on Friel Golf Road, a private road. He said the site had an existing 18,000 ft² building, approved in 1984 for 12,0009 ft² of warehouse and 6,000 ft² of office space, with 30 parking spaces. He noted there were drainage ditches on the property as part of the previous plan, which had established some wetland vegetation, and therefore there was no conservation buffer created for this plan. He said the applicants were looking to purchase the property and change the uses as described in the notice,

changing the industrial use down to 6,864 ft² and changing the office area to 3,264 ft², with a retail area of 3,021-ft² and an indoor firing range of 4,851 ft². He said the buildings and all the companies were owned and operated by the same construction business, saying the remaining office space would be for the business. He said the retail use would be the firing range, also to be operated by Blackwater Firearms. He said his client had spoken to the local Police Department and Fire Department and had addressed their concerns. noting that the Fire Chief had said he would like to see the building sprinklered, and he understood his client would do that.

Mr. Maynard said the only change was that they needed 59 spaces, which they had delineated on the plan as 10'x20' spaces. He said the rear portion was utilized for larger trucks, and the paved area was in compliance with the required 49 spaces. He said the building was relatively new, with the landscaping having been kept up and they had no changes in mind other than the sign.

Town Planner Cashell noted that he had provided a letter in the handout packet from the Police Chief and also from Steve Dube of the Fire Department,

Chairman Russo opened the meeting for public input and comment, in favor of this site plan. No one coming forward, Chairman Russo asked if anyone wished to speak in opposition or to provide comments or questions concerning the application.

Mr. Ralph Howard, 6 River Road, said he had some concerns about guns in the area, and also about trucks being stored overnight, etc. He said the traffic situation here was a nightmare, as had been described for the previous case, saying he sometimes could not get out of his driveway for up to 15 minutes—noting that he lived across the street. Town Planner Cashell displayed the aerial view, showing Mr. Howard's house. Mr. Howard said he was concerned about lighting at night, and he noted that he already had a gun shop a couple hundred yards down the street and now would have one on the other side.

No one else 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.

Ms. McGrath commented that the originally approved plan had been signed by her as Planning Board Secretary at the time. She said this was a very attractive building today, but it was currently of very low impact, and she would be concerned, based on what was being proposed, saying the current use would be cut in half but a retail store and gun range would be added, which she expected would bring in a lot of traffic. She noted that this was a very busy area of River Road, noting that many drivers changed lanes to get to Stuart Street to avoid the light situation, as previously mentioned. She stated that the Planning Board needed to use caution here, noting that she would not be voting on this plan, as she was not sitting on this plan—but that she was disturbed by the proliferation of gun shops in the area, questioning why there was such an interest in that area of town all of a sudden.

Selectman Maddox said he would rather have a place where people with guns could practice and learn to use them smartly. He noted that no additional exterior lighting was being proposed. Mr. Maynard said there was lighting on the site, aimed downward,

saying there were a couple more behind the building aimed down at the loading docks, but they were not proposing any more.

Selectman Maddox said he was concerned about the parking, saying he had seen 15 cars go by him on Friel road while he sat there looking at the property.

Mr. Della-Monica asked which side of the building would have the firing range. Mr. Maynard said the range would be relatively in the center. Chairman Russo noted that the Board members had not received the newer plan.

Mr. Maynard posted plans on the meeting room wall, identifying the posted plans as follows:

- **Sheet 1, Conceptual Change Of Use Plan, prepared for Desjardins Realty Trust, Tax Map 240/Lot 015, 13 River Road, Hudson, New Hampshire,** prepared by Benchmark Engineering, dated March 12, 2012, Sheet 1 of 3.
- **Sheet 2 of 3, Conceptual Change Of Use Plan, prepared for Desjardins Realty Trust, Tax Map 240/Lot 015,; 13 River Road, Hudson, New Hampshire,** prepared by Benchmark Engineering, dated March 12, 2012.
- **Sheet 3 of 3, Building Interior plan, prepared for Desjardins Realty Trust, Tax Map 240/Lot 015; 13 River Road, Hudson, New Hampshire,** prepared by Benchmark Engineering, Sheet 3, dated, March 12, 2012 (Scale 1" = 1').
- Original approved plan from 1984, entitled **Site Plan, Lot 1-2, Map 7, River Road, Hudson, New Hampshire, prepared for Tom Head Environmental Interiors, Inc. 352 Amherst Street, Nashua, New Hampshire** (Scale 1" = 20'), dated June 1984, prepared by Maynard & Paquette Engineering Associates, LLC.

Mr. Maynard discussed some details of the proposed construction. Mr. Della-Monica said he had asked which side of the building would have the range because people living across the street from the Hudson Fish & Game Club could hear the firing, noting it was also a concrete structure; he then suggested that, if the plan were to be approved, there would have to be something in there about the amount of noise that would be tolerated for a certain number of feet away from the building or at the nearest residence. Mr. Maynard said that with the new aspect of how they had to build these things, the intention was that people outside could not hear any firing. He noted that a firing range had recently been built in Manchester, saying one could stand outside and not hear anything at all. Mr. Della-Monica said he understood, but it had to be in the plans that one could not hear the firing noise.

Mr. Della-Monica asked about the bullet trap details. Mr. Roland Soucy, Pelham, New Hampshire, said that had not been decided as yet. Mr. Della-Monica said he was asking because he had helped design one, and he commented on details of what was involved. Mr. Soucy said it would be a water-tight trap, which would be designed by whatever company they chose.

Mr. Della-Monica asked about the partition noted on the plans, asking if there would be two sets of firing points. Mr. Soucy said that was to separate the members from the

public, noting there also was a column buried inside the wall. Mr. Della-Monica asked if he meant there would be a membership program for the shooting range. Mr. Soucy responded in the affirmative.

Mr. Hall asked Town Planner Cashell if the thought was to see if the Planning Board were amenable to allow these different uses and then go to the Zoning Board of Adjustment for the zoning issues. Mr. Cashell responded that these applicants had initially thought the existing plans were sufficient for a full site plan review, but he had pointed out to them that there were a lot of missing pieces involved, including two principal uses, with a lot of zoning hurdles to overcome. He said there was an approved retail use, but this could be a heavily used site, involving traffic issues as well as the dual-purpose consideration. He said the idea for tonight was to have a conceptual review, noting that he had suggested the Planning Board might possibly waive the full site plan review. He then noted that the Board might want to have Town Counsel come in to discuss this.

Mr. Hall said he knew they had a lot of zoning issues to deal with, adding that some people might say there were three uses being provided, and he felt the Zoning Administrator should be asked that. Mr. Hall asked again if the question was whether the Planning Board was amenable to allow these different uses. Mr. Maynard expressed agreement, saying Mr. Soucy had met with Town Planner Cashell and Zoning Administrator Oleksak—adding that the letters from the Police Department and Fire Department were in agreement.

Chairman Russo said the issue was whether the members of the Planning Board felt this site plan offered enough information or whether they should put them in for a full site plan review process—adding that he would poll the Board.

Mr. Maynard asked what the Board would be looking for, so that he could determine what waivers would be needed.

Selectman Maddox said he would want to know what the hours of operation would be for the shooting range. Mr. Maynard said it would be 9:00 a.m. to 9:00 p.m., adding that he thought it would coincide with hours of the gun shop. Selectman Maddox suggested some of the parking spaces for the warehouse and the office would not be used much of the time, providing some overlap. Mr. Maynard said the warehouse people did not work on site, as it was just for storage, so there wasn't anyone there most of the day. Chairman Russo responded that the picking up and dropping off would be pretty much peak-hour trips. Mr. Maynard demurred, saying they worked at odd times and might not even be back for days or even a number of weeks. Chairman Russo asked how many employees the business had right now; Mr. Maynard said he would guess it might be about 20 in total.

Chairman Russo then polled the Board on the question of whether or not the applicants should come in for a full site plan review,

Mr. Barnes said his issue was traffic, noting that there were different uses producing different traffic loads at different times of the day—adding that he would like to understand what the different traffic would be from the different uses, and that he would

not want to see people parking on both sides of Friel Golf Road on weekends in the event of big sales.

Mr. Della-Monica said they would have to do something about the noise aspect, adding that he thought traffic would be an issue, saying more people would show up at Hudson Fish & Game after the workday. He said it would depend on what kind of people wanted to use the range as compared with what kind wanted to visit the gun shop.

Mr. Hall said he was inclined to go along with a minor site plan review rather than a new site plan. He said he did not think traffic would be much of an issue, saying he did not see Pete's Guns Shop parking overflowing, and he felt this would be the same. He said there were zoning issues, but they were aware of that.

Mr. van der Veen said he would agree with minor review, but he felt there should be a lighting plan and some analysis of how traffic flowed in that area.

Mr. Malley said he thought traffic was the only thing he would be concerned about, and he did not see the need to go to a full site plan.

Selectman Maddox said once they had gotten the zoning hurdle taken care of, he thought waivers could be looked at, but he did not think this should be a minor site plan.

Ms. Merrill said she would like to see a full site plan addressing the traffic.

Ms. McGrath noted that she would not sit on this plan, as she also was on the Zoning Board of Adjustment and would step down there as well because of her past involvement—but, because she lived in that area and was familiar with the traffic, she was very concerned about the traffic situation. She said she thought the Planning Board ought to be viewing this in more detail, saying waivers might be appropriate, but the Board certainly should be looking at traffic and the impact of the three uses being proposed.

Mr. Maynard said he still had a question as to whether it could be done as a minor site plan, which he could prepare for the next meeting.

Chairman Russo said he did not think it should be handled as a minor site plan, saying the consensus was that they would have to come to the Board with something. He said they could make a presentation for waivers of some of the site plan details.

Mr. Della-Monica said it had just struck him that this situation was similar to Central Street, where there was an address on River Road but no access from River Road. Chairman Russo said that would be a signage issue, noting that the current sign was positioned in front of the building and was nowhere near the driveway, so people would not see it until they had already passed the access.

Mr. Hall said that for a full site plan review, which was what was being suggested, most members would not be looking for compliance with today's drainage requirements. He noted that Mr. Maynard had said the number of parking spaces would change, which would be a waiver, adding that green space would be a waiver. He suggested there would be a lot of waivers, suggesting that they needed a traffic count or projections, and how that compared to what existed previously, as well as

impact on peak hour morning and evening traffic counts, along with lighting issues, as well. He said there would be a lot of waivers, but that seemed appropriate since this was half-way done.

Ms. McGrath commented that they were proposing to have construction vehicles onsite; she said the Board should be interested in finding out what the truck activity would be in the mornings, noting that concerns about traffic noise had already been mentioned by an abutter and Mr. Della-Monica had commented about noise from shooting.

Chairman Russo noted that the original plan that had been signed by Ms. McGrath had a note commenting on parking, saying they would have to go to a full site plan review if parking were to be changed from 30 to 40; he asked if she could expand on that in any way. Ms. McGrath said she could not remember, but at the time that this was approved, the Friel Sports Center must have had access, but she did not know if it were built to the level that exists today. She noted that this had all been farmland, so there might have been a different access at that time.

Mr. Maynard said there was another plan showing parking and driveway on a curb cut out to the road, but that had not been built; he suggested that was why the note was included; that they would come back if that were to be built.

Mr. Hall noted there was no outside storage shown on the plan, and he did not know of too many contractors who did not have any outside storage. Mr. Soucy said there would not be any outside storage, saying everything would be inside.

Chairman Russo referenced Note 17 on the existing plan, saying there would be no soil sealants used on the site. Ms. McGrath said this site had been for Environmental Materials, saying the site was well landscaped, and that note had to do with their business. She also noted that there was a wet area across the street and slightly further down the street, so there had been concern about that.

Selectman Maddox suggested that Town Planner Cashell should look up other things, noting that the access was originally intended from River Road but had been changed to Friel Golf Road and they had been granted a green space waiver. He expressed a fear that there was a mysterious missing piece, suggesting the original developers could not get the driveway originally planned.

Mr. Barnes commented that the wet area was the reason the duplexes across the street was set back with a common driveway.

Chairman Russo expressed a belief that the applicants should have a good feel from the Planning Board as to how it felt about the proposal. He then suggested that anyone in the audience who was interested in this proposal should keep their eye on the newspaper for future developments.

XV. OTHER BUSINESS

Selectman Maddox noted that the Town Attorney had said the Town could not use money from the Corridor accounts for the proposed southern corridor study, saying the

Town could not use moneys for future projects but only for work that actually had to be done. Mr. Barnes professed not to understand, asking what if the Board had an actual site plan in front of the Board, for which a corridor study needed to be done. Selectman Maddox cited the Town Counsel's letter, saying already-collected impact fees would be impermissible and ill-advised for paying for engineering studies to evaluate road improvements for future corridor work, as collected fees must be used to pay for the capital improvements for which they were collected, citing NH RSA 674-21 D.

XVI. 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.

Chairman Russo then declared the meeting to be adjourned at 8:35 p.m.

Date: December 15, 2013

Vincent Russo, Chairman

J. Bradford Seabury, Recorder

Edward van der Veen, Secretary

These minutes were accepted as amended following review at the 01-22-14 Planning Board meeting.

-- FILE COPY --

**HUDSON PLANNING BOARD Meeting Minutes
April 11, 2012**

Page 14

The following changes were made to the draft copy in accordance with review comments at the Planning Board meeting of 01-22-14:

Page 6, 4th paragraph, last line — Corrected mistyping error “ion” to “on.”

Page 9, last paragraph, first line — Added “noted on the plans after the word “Partition” for clarification.