



TOWN OF HUDSON

Planning Board



Vincent Russo, Chairman

Rick Maddox, Selectmen Liaison

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HUDSON PLANNING BOARD MEETING MINUTES December 14, 2011

I. CALL TO ORDER

Chairman Russo called this Planning Board meeting to order at 7:01 p.m. on Wednesday, December 14, 2011, in the Paul Butler meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

Chairman Russo asked Mr. Della-Monica 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: Glenn Della-Monica, George Hall, Vincent Russo, Ed van der Veen, Richard Maddox (Selectmen's Representative), and James Barnes (arrived at 7:09 p.m.).

Members

Absent: Tim Malley (excused).

Alternates

Present: Irene Merrill, Jordan Ulery, and Roger Coutu (Selectmen's Representative Alternate, arrived at 7:23 p.m.).

Alternates

Absent: Stuart Schneiderman.

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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. Malley and seated Mr. Ulery in place of the tardy Mr. Barnes

V. MINUTES OF PREVIOUS MEETING(S)

- A. 03-02-11 Minutes - (Provided in 03-23-11 Packet)
- B. 05-25-11 Minutes - (Provided in 06-22-11 Packet)
- C. 06-22-11 Minutes - (Provided in 07-27-11 Packet)
- D. 11-03-10 Minutes - (Provided in 11-09-11 Packet)

Chairman Russo noted that four sets of minutes were awaiting review. Mr. Ulery moved to accept the minutes of November 3, 2010, for the purposes of discussion. Chairman Russo declined to accept this motion, noting that it had not been the practice of this Board to accept minutes without first reviewing changes; he also noted that no second was offered. Selectman Maddox suggested deferring the review of the minutes to the end of the meeting for the convenience of the attending public, and he then so moved. Mr. Della-Monica seconded the motion.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion to defer review of the minutes to the end of the meeting. 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 been requested for deferral for this meeting.

VII. CORRESPONDENCE

No **CORRESPONDENCE** items were addressed 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. 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.

XIII. CONCEPTUAL REVIEW ONLY

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

XIV. NEW BUSINESS/PUBLIC HEARINGS

**A. Spartan Technologies
SP# 10-11**

**8 Hampshire Drive
Map 221/Lot 005**

**Purpose of plan: to construct additional parking and maneuvering areas.
Application Acceptance & Hearing.**

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

Town Planner Cashell confirmed that the plan was ready for Application Acceptance. Mr. Hall moved to grant Application Acceptance; Selectman Maddox 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).

Chairman Russo asked if Town Planner Cashell had anything to add to his staff report. Mr. Cashell responded in the negative.

Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, appeared before the Board as the engineering representative of the applicant, Michael S. Breton, who was also present. He identified the plan as **Site Plan, 8 Hampshire Drive, Map 221/Lot 5, Hudson, New Hampshire**, prepared for Prestigious, Inc., by Maynard & Paquette, Engineering Associates, LLC, dated August 9, 2011, last revised (Rev 03) November 14, 2011, and he explained the color coding of the copy of the plan displayed on the meeting room wall. He described the purpose as being to get the trucks moving around the perimeter of the property, allowing each of the two tenants to have their own exclusive entrance, with additional parking spaces also being added at the rear. He commented on details of changes within the site, including movement of the private fire hydrants.

Mr. Barnes arrived at 7:09 p.m. and took his seat at the table at that time, although not yet recognized by the chairman for the inprocess hearing.

Mr. Maynard continued outlining changes on the site, discussing sheds and paving, which he described as improvements for the purposes of truck flow, saying there would be no increase in traffic, employment, etc. He said green space was at 42%, saying the added parking spaces put parking capability well over the requirements of the site. He noted that there were four minor waiver requests: traffic, noise, fiscal, and landscaping.

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 for the applicant.

Mr. Barnes asked what the increase in impervious surface was. Mr. Maynard said he did not recall exactly but it was probably 3% to 4%. Mr. Barnes noted this was in the river corridor, so the Board needed to be sensitive. Mr. Maynard said it was a very minor increase, reiterating that the green space was still well above the requirements and the increase should have zero impact on the river.

Mr. Barnes asked if this had been sent to LMRLAC (Lower Merrimack River Local Advisory Committee), for comments. Town Planner Cashell said he had not sent it, but the State might have done so.

Chairman Russo asked if anything had been added for handling the extra runoff. Mr. Maynard answered in the affirmative, noting details of the drainage plan on the wall, including a new catch basin, which he said caught 100% of the runoff. He noted that a full-blown drainage study had been provided.

Selectman Maddox asked if there were a plan to hook up to municipal fire protection, asking why that was not done now, before putting the pavement down. Mr. Maynard said they were not planning to do so at this time, noting that the site had two tanks on the property and it depended on the insurance situation—adding that on-site hydrants and protection were very expensive. If it happened, he added, the connection would come straight from the road to the building, not under the pavement.

Chairman Russo asked about the Riverside Trail. Mr. Maynard said this had already been provided as part of the early 1980s plan.

Selectman Maddox moved to grant the requested waiver from the requirements of HTC §275-9 B, *Traffic Study*, citing the reason for granting the waiver as being because this application did not include increasing the existing building size nor intensity of use, and therefore site related traffic generation was expected to remain the same—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).

Selectman Maddox moved to grant the requested waiver from the requirements of HTC §275-9 C, *Noise Study*, citing the reason for granting the waiver as being because such a study was unnecessary, taking into consideration the proposed use had operated at 8 Hampshire Drive for several decades and no noise violations had occurred during that period of time—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.

Chairman Russo said he did not think there would be a lot of additional noise going on, not because they had been in operation for many years and it was quiet, but because there was nothing there that would generate noise. He suggested that the draft motions for granting Noise Study waivers should just stick with that, in the future, if they weren't going to make any noise.

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).

Selectman Maddox moved to grant the requested waiver from the requirements of HTC §275-9 D, *Fiscal Impact Study*, citing the reason for granting the waiver as being because the existing use of the subject locus was not projected to increase in intensity—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).

Selectman Maddox asked Mr. Barnes, the Hudson representative to LMRLAC, if there were anything with respect to the landscaping that would help, in view of his concerns about the river. Mr. Barnes answered in the negative, saying he thought this development would be fairly minimal.

Selectman Maddox moved to grant the requested waiver from the requirements of HTC §275-8 B (31), *Landscaping*, citing the reason for granting this waiver as being because the existing site landscaping was in keeping with the abutting industrially developed properties and adding landscaping within the area of the new driveway and parking area would impede the proper and safe movement of vehicles within the same—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).

Town Planner Cashell pointed out that there was a substantial natural vegetation border between the property and the river, providing a substantial treed buffer.

Selectman Maddox moved to approve the Site Plan entitled **8 Hampshire Drive, Map 221/Lot 5, Hudson, New Hampshire**, prepared by Maynard & Paquette, Engineering Associates, LLC, dated August 9, 2011, last revised November 14, 2011, consisting of Sheets 1 through 6 and Notes 1 through 21, 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 County Registry of Deeds, together with the Amended Site Plan-of-Record.
2. All improvements shown on the Site Plan-of-Record, including Notes 1 through 21, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. Prior to the issuance of a final certificate of occupancy, an LLS-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 site plan.
4. Construction activities on the site shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction activities shall occur on Sundays.

Selectman Maddox moved to approve the site plan.

Selectman Coutu arrived at 7:23 p.m. and took his seat at the table as a nonvoting alternate.

Mr. Della-Monica seconded the motion.

Ms. Merrill noted a discrepancy between the motion and the text on the plan with respect to blasting. Town Planner Cashell said the draftsman had neglected to take it off notes from the previous plan. Mr. Maynard concurred, saying no blasting would be taking place.

Mr. Della-Monica said the project apparently would be treating the runoff, improving the quantity and quality of what was being done. Mr. Maynard expressed agreement.

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

Chairman Russo recognized Mr. Barnes at this time, saying Mr. Barnes would be seated at this time, with Mr. Ulery returning to his role as a nonvoting alternate.

**B. McLaughlin Subdivision
SB# 11-11**

**36 Webster Street
Map 173/Lot 003**

Purpose of plan: to subdivide one lot (Map 173/Lot 3) into two lots (Map 173/Lot 3 & Lot 3-1). Lot 3 will have 110.86 feet of frontage and be 45,965 ft². Lot 3-1 will have 90.00 feet of frontage and be 10,185 ft². The new Lot 3-1 will be serviced by Town water and sewer. Application Acceptance & Hearing.

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

Mr. Ulery recused himself from the discussion, noting that he was an abutter to the property in questions, and he then took a seat in the audience section.

Town Planner Cashell confirmed the application was ready for Application Acceptance. Mr. Hall moved to grant Application Acceptance; 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).

Chairman Russo asked if Town Planner Cashell had anything to add to his staff report. Mr. Cashell discussed details of the aerial view, explaining what changes were being made.

Mr. Michael Grainger, of M. J. Grainger Engineering, Inc., representing Mr. McLaughlin, the property owner, described details of the proposed changes. He identified the plan displayed on the meeting room wall as **Tax Map 173/Lot 3, McLaughlin Subdivision Plan, 36 Webster Street, Hudson, New Hampshire**, prepared for John McLaughlin, dated December 22, 2010, last revised 12-07-11.

Chairman Russo opened the meeting for public input and comment, in favor.

Mr. Jordan Ulery, 37 Webster Street, stated that he was in favor.

No one coming forward to provide further input, despite 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 said it appeared the existing driveway would now be within the side buffer. Mr. Grainger concurred. Mr. Barnes asked if there were a waiver request. Mr. Grainger answered in the negative, explaining the driveway would be moved if it were a problem.

Mr. Barnes noted that Note 24 said an existing shed would be moved out of the setback. Mr. Grainger expressed agreement.

Mr. Della-Monica asked if the property were on town water and sewer. Mr. Grainger answered in the affirmative. Mr. Hall asked about the driveway again, and Mr. Grainger explained how it could be moved. Mr. Hall suggested that a condition of approval should state that the existing driveway would be moved more than 15 feet from the lot line, or words to that effect. Mr. Grainger indicated agreement.

Mr. Della-Monica asked if a curb cut would be needed. Mr. Grainger answered in the negative, saying there was no curbing in that area. Mr. Della-Monica said something should be done when the existing driveway was moved to make sure it did not wind up as two driveways. Mr. Grainger indicated agreement.

Mr. Hall said the practice was that no driveway permit was granted if the Planning Board approved the location; he then suggested that the Road Agent should review this plan before final approval, saying there was no change once it was signed off by the Planning Board. He suggested that the changed driveway location should be drawn on the plan. Mr. Grainger expressed agreement. Mr. Hall requested that Town Planner Cashell ensure the driveway had been moved before the Road Agent and the Town Engineer granted approval of the driveway. Mr. Cashell expressed agreement.

Mr. van der Veen asked what was in the area where the new house would be. Mr. Grainger said it was a garden.

Mr. Della-Monica moved to approve the subdivision plan entitled **McLaughlin Subdivision Plan, 36 Webster Street, Map 173/Lot 003, Hudson, New Hampshire**, prepared by M. J. Grainger Engineering, Inc., dated: Dec. 22, 2010, revised through Dec. 7, 2011, consisting of Sheets 1 through 4 and Notes 1 through 24, shown 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 Hillsborough County Registry of Deeds, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$639.65 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
3. A public school impact fee in the amount of \$3,578.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.

4. A recreation contribution in the amount of \$400.00 shall be paid prior to the issuance of a Certificate of Occupancy.
5. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
6. This approval is subject to final engineering review.
7. The existing driveway shall be moved 15 feet or greater from the southerly lot line of lot 3-1 and the plan shall be amended to that effect prior to Planning Board endorsement of the Plan.

Mr. Hall 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).

**C. Merritt Site Plan Amended/As-Built
SP# 11-11**

**15 Constitution Drive
Map 170/Lot 043**

**Purpose of plan: As-built of industrial building & site with amendments.
Application Acceptance & Hearing.**

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

Town Planner Cashell confirmed the plan was ready for Application Acceptance. He then noted, however, that he had not put together a draft motion for granting Application Acceptance, because this was the final review of an amended preexisting site plan. He said it was before the Board because the existing site plan stated in Note 12 that it would be unlawful to make any changes in the plan. He noted that the staff report listed all the changes, with discussion of the more important ones.

Mr. Wesley Aspinwall, LLS, President and Principal, from the firm of Edward N. Herbert Associates, Inc., noting that his firm had done the As-Built plan

Mr. Ulery returned to his seat as a non-voting alternate at this time (7:44 p.m.).

Mr. Aspinwall commented on the changes on the site, saying the owner had felt it better to make adjustments on the plan during construction on the site, with approval by the Planning Board.

He noted that a colored version of the amended plan had been posted on the meeting room wall, and he discussed the reasons for the changes that had been made. He said the site was stabilized, with vegetation growing and all pavement finished, saying they were requesting final approval, including approval of the changes.

He identified the displayed plan as **Amended As-Built Site Plan, 15 Constitutional Drive, Map 179, Lot 43, 15 Constitutional Drive, Hudson, New Hampshire**, dated 24 October, 2011, prepared for and owned by Roland & Patricia Merrit.

Selectman Maddox noted that the draft motion reflected the original Hayner-Swanson plan, but this was not the plan before the Board. Town Planner Cashell concurred, saying the reference should be changed.

Mr. Hall said it appeared the light fixtures on the building were not hooded and shined off site, saying this was not what the Board had been looking for. Town Planner Cashell said he had looked at the site, saying these were not the most light-sensitive wall mounts, adding that they did cast light down but there would be light showing off the site. He said there were no residents in the area, noting that other buildings in the area had similar wall-mounts. He said the Board might want to change that.

Mr. Hall said he agreed with respect to the rear and the side facing the police station, but at least two lights on the front would be shining towards the street. He suggested the regulations needed to be changed to address the need to eliminate that type of light fixture. He then noted that the gas meter on the side of the building appeared to be unprotected, and he felt that should be addressed.

Mr. Aspinwall said he had brought the meter to the owner's attention and had suggested installation of bollards. He expressed the belief the owner would not object to a stipulation to require that change.

Mr. Ulery said a barrier would provide significant protection for a forklift. He then pointed out that police did not normally spend a lot of time at the police station and he felt requiring the expense of changing the lights would be worrisome to him.

Selectman Maddox said he thought adjustable hoods should be provided—adding that the lights should be as specified on the original plan. He then noted that the Development Agreement said the building was going to be 8400 ft², as noted on Sheet 1 of the plan, but other reference said 7320 ft², and he asked what the actual size of the building would be. Mr. Aspinwall said the footprint was 7320 ft², but the mezzanine brought it to 8400 ft². He said the 120-ft entranceway had not been counted. Selectman Maddox said the mezzanine should be reflected in the as-built drawing. Mr. Aspinwall pointed out that Note 3 said it would be an 8520 ft² structure, including the mezzanine office. Selectman Maddox said it seemed a little bit confusing.

Mr. Aspinwall said he had been there a number of times, saying the electrical utilities were in the street, with no street lights in the area. He said the lights were shining primarily on the lawn of the property, saying he believed the light was almost entirely shining on the site. Selectman Maddox said the fixtures should be what the Board approved in 2004. Mr. Aspinwall said he found the original plans a little confusing; he then read the text aloud from the original documentation, saying he did not find anything on the original plan that showed the location or the spread.

Chairman Russo said he thought an actual lighting plan had been required by Mr. Jeff Rider, who had been a member of the Planning Board at that time. Mr. Aspinwall said he had not found any specifications specific to the lighting.

Selectman Maddox said staff had followed up, making sure that things were installed as they were supposed to be, and was just bringing this back as amended so that the as-built plan would be on file.

Mr. Barnes referenced the slope on the back, asking if there had not been any blasting. Mr. Aspinwall expressed agreement, saying blasting had not been necessary.

Mr. Barnes asked if the catch basin and drainage system were sufficient to catch anything coming off that slope. Mr. Aspinwall said it was, noting that the parking lot was graded to deliver runoff to the catch basin, from which it drained off to an underground drain system.

Town Planner Cashell noted that he had amended the draft motion to reflect the amended plans.

Selectman Maddox moved to approve the Amended "As-Built" Plan, and the changes depicted on same, including the Plan Notes, relative to final action taken by the Planning Board concerning the Site Plan entitled ***Merritt Site Plan, 15 Constitution Drive, Hudson, New Hampshire***, prepared by Edward N. Herbert Associates, Inc., 1 Frost Road, Windham, NH 03087, dated 24 October, 2011 (no revision date) consisting of one sheet and having notes 1 through 8, and with the stipulation to place bollards or other devices to protect gas meter.

Town Planner Cashell said he would make sure that bollards or other devices were in place prior to signing of the plan.

Mr. Barnes seconded the motion.

Mr. Hall said he would vote in the negative because of the issue with the lights.

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. Hall, who voted in opposition, and Chairman Russo declared the motion to have carried (6-1).

XV. OTHER BUSINESS

A. Review submitted ordinance petitions for Public Hearings for consideration at the 2012 Town Meeting.

Town Planner Cashell noted that a petition had come in under the wire today, saying it pertained to the Market Basket property, currently zoned R-2. He said Atty. Morgan Hollis had expressed a desire for the Planning Board to hold a public hearing on January 4th.

Mr. Barnes said the Zoning Map appeared to show this as being in the Business District. Selectman Maddox suggested that the line off to the left was what they were talking about, which had been left R-2. Mr. Hall said the whole site, including the store, was in R-2, according to the Zoning Map. Town Planner Cashell said Atty. Hollis would be present at the 01-04-12 hearing to explain how the property got to be that way.

Mr. Della-Monica moved to schedule a public hearing for the petitioned warrant article on January 4, 2012. Selectman Maddox 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).

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

Mr. Della-Monica addressed the minutes of November 9, 2011, requesting the following changes:

- Page 4, 2nd paragraph from bottom, 2nd sentence — change “mute” to “moot” so that the phrase reads “it was a moot point.”
- Page 6, sixth paragraph, 2nd line from bottom — a colonoscopy was needed to remove extraneous semi-colon character.
- Page 10, 1st line — change “Mr. Scire” to “Mr. Steer” in order to reference the Mr. Steer store on Route 102.

Ms. Merrill requested the following change.

- Page 13, 1st text paragraph under Item A—change “heating” to “hearing,” so that the clause reads “Chairman Russo closed the public hearing.”

Mr. Hall noted the next sentence had “coming forward” misspelled as “coning forward.”

Ms. Merrill referenced Page 3, 1st paragraph, 2nd line, noting that the word “meeting” was misspelled.

No other changes being brought forward, Mr. Della-Monica moved to approve the 11-09-11 minutes as amended. Mr. Barnes seconded the motion.

VOTE: No further comment being brought forward, Chairman Russo called for a verbal vote on the motion to approve the 11-09-11 minutes as amended. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7-0).

Mr. Della-Monica addressed the minutes of October 5 2011, requesting the following change:

- Page 8, 1st word — “proposed” (past tense) should be “propose” (infinitive).

Ms. Merrill requested the following changes:

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- Page 7, 3rd paragraph under VI.A — “floorspace” should be two words. Mr. Della-Monica said he had seen it both ways. Mr. Ulery suggested it should be hyphenated as a compound modifier.” Mr. Della-Monica concurred.
- Page 8, text paragraph under Section VII —correct misspelling of “Design.”

Mr. Ulery requested that the referenced source he had cited in the third paragraph under B on Page 8 be corrected.

No other changes being brought forward, Mr. Barnes moved to approve the 10-05-11 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 to approve the 10-05-11 minutes as amended. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7-0).

Chairman Russo addressed the minutes that had been listed for review: March 2, 2011; May 25, 2011; June 22, 2011, or November 3, 2010. No one being prepared to review those minutes, he requested that the members be ready to review the 11-03-10 and 03-02-11 minutes at the January 4th meeting. Selectman Maddox suggested sending all four sets of minutes electronically to the members, saying some might have lost them.

Mr. Ulery noted that there had been an article in the Telegraph today by Kevin Landrigan as part of the economic summit discussion. He said the information thus far dealt with housing problems and the housing bubble, saying there was information on line at the State House. He said the information was not good, and he thought the problem should be taken to heart. He said the residential market was nowhere near bottom, as yet. He noted that the Union Leader had carried an article saying the commercial properties at malls were supposedly maintaining their value even though there were several empty buildings, noting that this was true in Hudson, as well.

Selectman Maddox, on behalf of the Board of Selectmen, expressed thanks for those who had applied for reappointment. He said the commitment that members made to the Town was much appreciated. He then noted that Ms. Marilyn McGrath would be coming in as a new alternate in January, stating that she would serve as a liaison between the Planning Board and the Zoning Board of Adjustment.

XVI. ADJOURNMENT

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

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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 8:33 p.m.

Date: December 15, 2011

Vincent Russo, Chairman

J. Bradford Seabury, Recorder

Edward van der Veen, Secretary

These minutes were accepted as amended following review at the 01-04-12 Planning Board meeting.

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The following changes were made to the draft copy in accordance with review comments at the Planning Board meeting of 01-04-12:

Page 13, 4th full-text paragraph — corrected misspelling of Kevin Landrigan's name.

Page 13, same paragraph—changed “event” to “even” so that the phrase now reads “even though there were several empty buildings”