



TOWN OF HUDSON

Planning Board



Vincent Russo, Chairman

Rick Maddox, Selectmen Liaison

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HUDSON PLANNING BOARD MEETING MINUTES June 9, 2010

I. CALL TO ORDER

Chairman Russo called this Planning Board meeting to order at 7:02 p.m. on Wednesday, June 9, 2010, in the Community Development meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

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

III. ROLL CALL

Chairman Russo asked Ms. Quinlan to serve as Acting Secretary in the absence of Ms. Stewart and to call the roll. Those persons present, along with various applicants, representatives, and interested citizens, were as follows:

Members

Present: James Barnes, George Hall, Suellen Quinlan, Vincent Russo, and Richard Maddox (Selectmen's Representative).

Members

Absent: Tierney Chadwick (excused) and Terry Stewart.

Alternates

Present: Tim Malley, Stuart Schneiderman, Ed van der Veen, and Ken Massey (Selectmen's Representative Alternate).

Alternates

Absent: None. (All present.)

Staff

Present: Town Planner John Cashell.

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Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman Russo seated Mr. Schneiderman in place of the absent Ms. Stewart and seated Mr. Malley in place of the missing Ms. Chadwick.

V. MINUTES OF PREVIOUS MEETING(S)

Chairman Russo addressed the minutes for the meeting of April 14, 2010, asking if there were any changes or corrections

Mr. Barnes referenced Page 3, 3rd paragraph, stating that the mistyped word "her" should be replaced by "his" with respect to his own withdrawing of a second to a motion.

Mr. Barnes referenced Page 13, 3rd paragraph, 2nd line, stating that the mistyped word "pan" should be replaced by "plan."

Mr. Barnes referenced Page 8, 3rd paragraph after vote, saying the identification of the speaker should be Chairman Russo instead of "Chairman Barnes."

No further changes or corrections being brought forward, Mr. Barnes moved to accept the 04-14-10 minutes as amended; Ms. Quinlan 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 (7-0).

Chairman Russo addressed the minutes for the meeting of May 5, 2010, asking if there were any changes or corrections.

Mr. Hall referenced Page 13, 3rd paragraph, 2nd line, saying the mistyped word "swilling" should be changed to "willing."

No further changes or corrections being brought forward, Mr. Hall to approve the 05-05-10 minutes as amended. Ms. Quinlan seconded the motion.

VOTE: 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).

Chairman Russo asked that the Board members be prepared to review the minutes for the April 28th meeting at the next meeting.

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 later in the evening.

VIII. PERFORMANCE SURETIES

A. Kara's Crossing -- 75 Spear Road -- Map 186/Lot 020

Purpose of Hearing: Review Subdivision Status And Surety (See Memo From Town Eng., Gary Webster, Dated May 25, 2010).

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

Town Planner Cashell noted that there was a handout from James Francoeur, the developer responsible for completing that subdivision, saying he did plan to complete it this year, including the sidewalks.

Chairman Russo opened the meeting for public input and comment, in favor or opposition or with questions or comments.

Mr. Rodger Hubert, 9 Kara Crossing, accompanied by his wife, Paula, said they were wondering when the subdivision would be completed and had come in to ask what the surety meant. Town Planner Cashell explained that the surety was an amount of money to cover work that needed to be done in case the developer went bankrupt. He said the amount being held was far in excess of what was needed to do the roads and sidewalks. Mr. Hubert noted that they had purchased two lots and were not aware of any other remaining lots except for the one being held by the original builder. He said they had been told it was not an official Town road, and they were concerned because the road was not plowed by the Town. Town Planner Cashell said there was a regulation that covered that, saying the developer would have to put up an additional bond to cover plowing in the event that the work was not done.

Ms. Paula Hubert asked if the Town would plow the road if it were finished. Ms. Quinlan noted that the Town would have to approve the road. Ms. Hubert asked what would prevent that from happening. Town Planner Cashell said there was at best a month's worth of work, so there was plenty of time left to do the work, saying the Town's Highway Department would be monitoring the project, adding that the road would have to be accepted by October. Ms. Hubert asked if they would get any notice of that. Mr. Cashell suggested that they call the Community Development Department if the work had not been done by the end of August. He said he had no doubt that the road would be accepted, reiterating that there was more than enough money to get the work done.

Ms. Quinlan reiterated the suggestion that the Huberts call if nothing were done by September. Mr. Cashell said Mr. Francoeur had been responsible for plowing through the past couple years, adding that he had no doubt that Mr. Francoeur would finish the project.

Selectman Massey said the Town Engineer had told the Planning Board that he would come to the Planning Board about taking over the work if he did not get a schedule within the next two weeks. He said the road had to be accepted before December 1st of this year in order for the Town to take over the plowing responsibilities, and he then reviewed the normal processing procedure for getting roads accepted, reiterating the suggestion that the Huberts check back in two weeks to see if the road were going to be completed by the developer or by the Town—and again by November to see what was happening with respect to acceptance.

Selectman Maddox said he thought the Planning Board members were getting ahead of themselves, as the letter said the Town Engineer was coming back on June 23rd.

Selectman Maddox moved to defer further review of the Kara's Crossing Subdivision, date specific, to the June 23, 2010 meeting, in accordance with the recommendation of Town Engineer Gary Webster.

Ms. Quinlan seconded the motion for the purpose of discussion. She then asked if it were set that Town Engineer Webster would be coming in. Town Planner Cashell said he had not known he was going to get something from the developer, but that he would be working with Mr. Webster. Ms. Quinlan expressed a hope that there would be something definite by the June 23rd meeting.

VOTE: Chairman Russo called for a verbal vote on the motion to defer. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7-0).

Chairman Russo noted that the public hearing had been closed.

B. Hilltop Estates -- 64 Kimball Hill Rd. -- Map 178/Lot 007

Purpose of Hearing: Review Subdivision Status and Surety. (See memo from Town Engineer Gary Webster, dated May 25, 2010.)

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

Town Planner Cashell said that, since the staff report was issued, Town Engineer Webster had gotten word from Sovereign Bank that the bank would like the Town to take action to release the surety bond.

Ms. Quinlan questioned if \$68,000 was sufficient. Town Planner Cashell said only a finish coat was required, saying there were three lots that had not been built on and there might be some vegetation growing in the road. He noted there had been some prospective buyers, but they were concerned about the green recreational area that

would be on the property they were thinking of buying. Ms. Quinlan stated that the green area would belong to the association. Town Planner Cashell said three of the six lots had not been purchased and were still for sale—adding that Town Engineer Webster had assured him that \$68,000 was more than enough.

Ms. Quinlan expressed concern about the situation throughout the state of New Hampshire and in fact the country about developments that were not getting completed, noting that the first two items on this evening's agenda concerned developers who had gone bankrupt. She said she would like to have a discussion in an upcoming workshop as to how the Planning Board could protect the Town's interests, noting that the green spaces and conservation areas were a condition of getting an open-space development, and the approvals of wetland protections by the Town's boards were in jeopardy if developers failed or changed their plans and the expected resident associations did not materialize.

Selectman Maddox asked that this item be deferred for a couple weeks, as he thought the Board of Selectmen had to decide, with the Town Engineer, how this was going to be accomplished (getting bids, proceeding, etc.)—adding that it was great that the Town Engineer wanted to do this but the Town Engineer already had a number of things on his plate. He then stated that he would like to require paving ten feet on the driveways, so that this would be done, and so that curbing would not have to be torn up when future lots were sold. Mr. Hall said the aprons were within the Town's right-of-way, so they should be covered by the bond—adding that it was sometimes hard to determine what grade they should be at, but there were only two or three such driveways, and it would be prudent to do that—especially those on the side of the road on which the sidewalk would be constructed.

Selectman Maddox then moved to defer further review of the Hilltop Estates Subdivision, date specific, to the June 23, 2010 meeting, in accordance with the recommendation of Town Engineer Gary Webster. Mr. Barnes seconded the motion.

Mr. Schneiderman asked who owned the three undeveloped lots. Chairman Russo said the Sovereign Bank or some bank did. Mr. Schneiderman asked why the banks were not completing the work. Ms. Quinlan said banks were not developers. Chairman Russo said the surety was there to make sure the work could get done.

Mr. Hall said Mr. Schneiderman was correct, as the bonding company normally was geared up to do that work, but banks with a letter of credit were not set up that way and were looking to the Town to do it. In this case, he said, if the bank that owned the lots was the same bank that held the letter of credit, they could be hoping to get the work done for nothing, but nothing would happen.

Town Planner Cashell said two things could happen. First, a new developer could come in, and the new developer then would be responsible for taking over the work. The bank was saying there was no prospective buyer to complete the subdivision, and the bank felt it would be best for the Town to finish the subdivision. He noted that the decision would have to be made early on, in order to hire a contractor to get the work finished.

VOTE: Chairman Russo called for a verbal vote on the motion to defer. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (7-0).

Selectman Maddox asked Selectman Massey to place this item on the next BOS agenda for discussion, saying the Town did not want to get into the road construction business.

IX. ZBA INPUT ONLY

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

X. OLD BUSINESS/PUBLIC HEARINGS

**A. Pelham Yards Site Plan
Sp# 02-10**

**122 Lowell Road
Map 204/Lot 9**

Purpose of Plan: To Construct an 11,118-ft² Commercial Building (14,569 ft² Usable Interior Space) with Parking. Hearing. Deferred Date Specific from the 05-12-10 Planning Board Meeting.

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

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

Mr. Christian Smith, engineer with Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham NH, appeared, before the Board as the representative of the applicant, accompanied by Mr. Gary W. Hendren, AIA, of Hendren Design Associates, 119 Braintree Street (Suite 315), Boston MA, the architect of the proposed plan, appeared before the Board. Mr. Smith distributed full-size plans to those members who wanted them.

Mr. Smith reviewed the changes that had been made based on discussion at the last meeting:

- The building had been reduced by one unit, pushing it back to the rear (east) of the parcel.
- Landscaping had been added in setback,
- Paving had been taken out of the setback.
- Tenant spaces had not changed, but no account had been taken for the parking inside, with all parking now located outside the building.

Mr. Smith said he had consulted with the Cemetery Trustees, and no disturbance was being proposed within 25 feet of the border adjoining the cemetery, noting that

planting had been proposed, before. He said they were now sixteen shrubs shy of regulation but would be planting five more trees. He identified the green space area on the projected plan.

Mr. Smith said the driveway had been widened, with a wider turning radius, sufficient to accommodate a WP-50 truck, as shown on Slide 11.

He also noted that some notes had been added at the suggestion of Town Planner Cashell.

Mr. Smith said trucks would have to take a couple turns but a truck driver of his acquaintance had assured him there would be no problem in doing that.

Chairman Russo noted that there was no public in attendance to provide input.

Ms. Quinlan stepped down, as had been her practice in past discussions of this property; she said she would keep taking minutes while down. Chairman Russo seated Mr. van der Veen in place of Ms. Quinlan.

Mr. Schneiderman asked how many points were in the turn. Mr. Smith said there would be two—four counting coming in from Lowell road. Mr. Schneiderman asked what would have to be done to change the 4-point turn to a 3-point turn. Mr. Smith said the pavement would have to be bumped out, noting that there would be an issue with the curbing—adding that there also were issues with snow storage and an infiltration ditch. He reiterated that he had been told that truck drivers could do that better than regular vehicle drivers.

Mr. Smith said he felt they had a good proposal that incorporated virtually everything that had been mentioned by the Board. He noted they had not heard back from CLD but that firm's comments had been minor.

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

Ms. Suellen Quinlan, 50 Pelham Road, suggested that an inquiry be made into the times at which trucks would be delivering, adding that perhaps there could be a stipulation or note so that there would not be interference between trucks and regular customers. She expressed appreciation of the engineer having consulted with the Cemetery Trustees. Mr. Smith said they would have no issue with putting a note on the plan about large trucks.

No one else being in attendance to provide input, Chairman Russo declared the matter before the Board and asked if any members of the Board had any questions.

Mr. van der Veen asked about the dimensions for the trailer. Mr. Smith said the trailer appeared to be 45 feet. Mr. van der Veen said he had seen a 53-foot truck delivering at his workplace the day after the preceding meeting, adding that he had noted the difficulty that the driver had experienced, having to back out onto the road, and he asked if this plan would let full-size 65-foot trucks get out of the site without backing out onto Lowell Road. Mr. Smith expressed a belief that they could, saying they might have to jump up on the curb a bit. Mr. van der Veen asked about signage that would tell truck drivers not to do back out, but to exit head first. Mr. Smith

expressed agreement, saying they could do that. Selectman Maddox noted that putting it on a plan did not mean anything, as experienced with previously approved sites. He suggested that the decorative island be cut back so that trucks could make that turn, and he then expressed concern about a tractor trailer backing out onto Lowell Road at this intersection, saying the Planning Board had to do everything it could to make this as easy as possible.

Mr. Hall asked how far the building was from the 25-foot setback from the cemetery. Mr. Smith said it was approximately four feet. Mr. Hall asked how high the retaining wall would be. Mr. Hendren, the architect, said it was eight feet. Mr. Hall said the excavation would have to be eleven feet deep, and he would like to see documentation as to how the slope could be established. Mr. Hendren said they planned to use sheet piling, which would become part of the structure. Mr. Hall expressed a belief that the Planning Board should get a detail drawing showing how that was to be accomplished. He then asked for Town Planner Cashell to provide a list of off-site contributions that had been made by other nearby developments.

Selectman Maddox said now was the time to ask for an easement if it would be necessary for a proposed plan for moving the intersection. Mr. Smith said that the possible movement of the intersection had been part and parcel of their relocation of the building.

Selectman Maddox asked if any adjustments had been made in the traffic study. Mr. Smith said they had not felt that necessary, as the numbers were very conservative. Selectman Maddox recalled the difficulty he had experienced in trying to get out of that driveway on a previous visit for an earlier plan, saying it took ten minutes and ten seconds to exit the property in order to go south on Lowell Road. He questioned if the Town's consultants had reviewed this, noting that his concern was stacking of southbound vehicles on Lowell Road wanting to turn left onto Pelham Road; he said he wanted to make sure this was safe. Mr. Smith responded that CLD had gone through one round on the traffic study, and he had not heard from them on the new version.

Ms. Quinlan expressed a desire to speak and was recognized by Chairman Russo. She pointed out that Page 2 of the staff memo said there were a number of other outstanding issues, especially referencing Note 2, which said that there had to be a stamped engineering note, and Note 3, saying this business would be on a very busy road. She noted that setback distances were not designated on the plan, adding that she had noted a typo, and she did not see notes about hours of operation, CAP fee, waivers, etc. She said these should be completed before the Board approved the plan. Town Planner Cashell said the second page said the revised plans addressed those issues.

Town Planner Cashell said CLD had been recommending provisions for a sidewalk easement, and he had been talking with the applicants about including an additional easement for possible widening of Lowell road, which he described as the only alternative for the kind of major traffic experienced nowadays. He noted that the easement was not shown on the plan, and he suggested that the Board should discuss that issue.

Mr. Hall said his recollection was that Pelham Road was supposed to move to the south, and he expressed a hope that this would be done in accordance with the proposed design. He asked where the 18 feet came from, saying it did not appear to him that that much space would be needed. Mr. Cashell said he had established that distance, explaining that it was a 12-foot travel lane with a 5-foot sidewalk, adding that the right-of-way on Lowell Road was rather tight at that location, and a travel lane could be provided on both sides. He said the Town had decided many years ago not to widen this portion of Lowell Road, but that had been when the Circumferential Highway was planned; he noted that the Town was dealing with a major traffic situation that was only going to get worse, and Lowell Road might very well have to be widened as the only alternative for handling the traffic.

Mr. Hall said the northwest corner of the property seemed to have more than 18 feet, so he was asking that the previous plans for the intersection be examined, so that the applicant could match that design. Town Planner Cashell said there were a number of issues to be worked out, and he recommended that this be put off to the July 14th meeting.

Selectman Maddox suggested that the Board allow the driveway to be moved as close to the lot line as possible, so that there would be another car lane on Lowell Road, taking some challenge off that road. Mr. Hall said he was not clear what was being suggested, as he did not think there was room to move the driveway. Mr. Smith said the existing pavement flare would jump onto the Teledyne property if they moved the driveway to the north. Mr. Hall expressed agreement, saying he did not think the driveway could be moved much to the north.

Mr. van der Veen said he would like to see room for a bigger truck, including a full 65-foot trailer. He said a large turnaround area would make the site much more useful, saying this would be a great use for the Town but the traffic needed to be handled.

Mr. Hall noted that each of the other commercial sites in this area had contributed something to the traffic light proposed for the Pelham Road/Lowell Road intersection (either cash or land), and he thought the Board members' memories needed to be refreshed in order to decide what to ask for in this case.

Selectman Maddox said he did not see anything in the notes about there not being any retail use on the property. Mr. Smith said he would double-check. Mr. Hall said a common problem with similar developments had been requests for a product display area, which resulted in customers coming to the property, which added a different aspect to the traffic situation.

Mr. Hendren said he had spoken to the owner just before coming to this meeting, and the owner was hoping to get a vote to build on this property this year, saying he had been hearing about the intersection for two years. He said pushing this into mid-July to even discuss what an easement would be would mean that it would be September before approval; he asked if it could be approved with that as a condition, saying this was a privately-owned parcel and they had followed all the rules, and they would like to get conditional approval before the building season was gone.

Chairman Russo asked if there were any comment from the Board with respect to that idea. Selectman Maddox noted that the second comment from CLD had not been received and he thought the Board still had legitimate concerns, saying he was not sure yet how he would vote.

Mr. Smith asked if the Board would at least take a look at the waiver requests.

Chairman Russo asked if the driveway were in the setback. Town Planner Cashell said it technically was within the 15-foot setback. Mr. Smith said it had been designed to meet the 15-foot setback where the setback started.

Selectman Maddox moved to grant the requested waiver of the requirements of HTC §275-9D, *Fiscal Impact Study*, citing the reason as being because the scope of fiscal impact for this project would be nominal upon the resources of the Town of Hudson and, as such, the granting of this waiver would not be contrary to the spirit and intent of the Site Plan regulations. Mr. Hall seconded the motion.

VOTE: 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 of the requirements of HTC §275-9H, *High Intensity Soil Survey (HISS)*, citing the reason as being because this project would not entail impact on existing soils and, as such, the granting of this waiver would not be contrary to the spirit and intent of the Site Plan regulations. Mr. Hall seconded the motion.

VOTE: 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 of the requirements of HTC §275-9C, *Noise Study*, citing the reason as being because the projected noise levels associated with this project would be restricted to those provided within the Town Code Noise ordinances and, as such, the granting of this waiver would not be contrary to the spirit and intent of the Site Plan regulations. Mr. Hall seconded the motion.

VOTE: 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).

Chairman Russo noted that Selectman Maddox had skipped over the request to waive the requirement for internal landscaping. Selectman Maddox responded that he had intended to skip over that request.

Mr. Hall moved to grant the requested waiver of the requirements of HTC §275-8B (31.a), *Ten Percent Internal Landscaping*, citing the reason as being because sufficient landscaping was being provided around the perimeter of the site and, as such, the

granting of this waiver would not be contrary to the spirit and intent of the Site Plan regulations. Mr. Malley seconded the motion.

VOTE: There being no discussion, Chairman Russo called for a verbal vote on the motion. All members present voted in favor except for Selectman Maddox and Mr. Schneiderman, who both voted in opposition, and Chairman Russo declared the motion to have carried (5–2).

Selectman Maddox moved to defer further review of the “Pelham Yards” commercial development, located at 122 Lowell Road (Map 204/Lot 9), date specific, to the July 14, 2010, meeting to address all outstanding issues. Mr. Barnes seconded the motion.

VOTE: 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. Quinlan returned to her seat at the table, with Chairman Russo noting that Mr. van der Veen would resume his position as nonvoting alternate.

XI. DESIGN REVIEW PHASE

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

XII. NEW BUSINESS/PUBLIC HEARINGS

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

XIII. CONCEPTUAL REVIEW ONLY

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

XIV. OTHER BUSINESS

Town Planner Cashell noted a legal opinion had been received from Town Counsel about recently enacted legislation, saying the Board would no longer be able to hold up plans that had not received ZBA or Conservation Commission approval.

Mr. Hall and Ms. Quinlan expressed surprise that the State legislature had passed this.

Chairman Russo said staff had to accept the application, but the Building Inspector could then act on it accordingly.

Mr. Barnes expressed a belief that this put the applicants at a big risk, as they would have to come back to the Planning Board if the Zoning Board of Adjustment or the Conservation Commission subsequently required changes in the layout.

Selectman Massey predicted that this would be one of those laws leading to unexpected consequences. He then outlined a hypothetical scenario in which an applicant who needed a Use Variance might come before the Planning Board, spending a lot of money to get plan approval, and then run the risk of having their variance request rejected by the Zoning Board of Adjustment—adding that there was also the problem of consuming Planning Board time in the process.

Selectman Maddox suggested that the Planning Board needed to get further guidance from Town Counsel, and he suggested that Atty. Buckley be asked to attend the next workshop meeting for that purpose.

Town Planner Cashell noted that the Board had asked him to look at the regulations with respect to deleting references to HISS mapping, saying he had accomplished that this afternoon. He said there were three references: two in the site plan regulations and one in the subdivision regulations. He discussed those changes, as outlined in a handout he distributed to members of the Board. He reported that Heidi Marshall, engineer, of CLD, had suggested that the Town go with what Mr. Gove had suggested at this month's workshop meeting.

Mr. Hall asked if HISS were not mentioned in the definitions. Town Planner Cashell acknowledged that he had not noticed that.

Mr. Schneiderman asked if site specific soil mapping would be considered as a replacement for HISS mapping. Town Planner Cashell said site-specific mapping was the normal best-practice approach being considered now. He said Chapter 290, *Stormwater Management and Erosion Control*, covered this, with the Phase 2 requirement having been adopted by the State of New Hampshire years ago.

Selectman Maddox moved for the Planning Board to conduct a public hearing on July 14, 2010, relative to amending the Planning Board's Land Use Regulations such that the amendments would negate the need for applicants to submit HISS Mapping data for Site Plan and Subdivision of Land applications. Mr. Hall seconded the motion.

Speaking to his motion, Selectman Maddox said he had seen HISS mapping twice in all the years he had been sitting in this room, indicating that the Town was not using it. He said the Conservation Commission might want to use it, noting that the members of that organization could attend the public hearing. Ms. Quinlan pointed out that Mr. Gove had been an engineer for the Green Meadows project, noting that he was a "gun for hire," and adding that she felt the Conservation Commission would want to weigh in on the question. Town Planner Cashell said Mr. Gove was recognized as a wetlands expert, with a stellar reputation. Ms. Quinlan acknowledged this to be true.

VOTE: Chairman Russo called for a verbal vote on the motion. All members present voted in favor except for Mr. Schneiderman,

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who voted in opposition, and Chairman Russo declared the motion to have carried (6–1–0).

Selectman Maddox reported that the Board of Selectmen had discussed the need for improvements along Lowell Road without coming to any conclusions. Mr. Hall said he thought the Town should acquire some land from Demoulas, as this was the only thing he could see that would improve the situation, but it still would not change the highway ranking from an F to an A, and the available money was insufficient.

XV. ADJOURNMENT

All scheduled items having been addressed, Selectman Maddox moved to adjourn; Mr. Barnes 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 8:30 p.m.

Date: September 3, 2010

Vincent Russo, Chairman

J. Bradford Seabury, Recorder

Suellen Quinlan, Acting Secretary

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**HUDSON PLANNING BOARD Meeting Minutes
June 9, 2010**

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These minutes were accepted as amended following review at the 12-01-10 Planning Board meeting.

The following changes were made in accordance with the Board's review of these minutes at its 12-01-10 meeting:

Pages 3 and 5 — the word "assurety" was replaced by the word "surety" in three places.