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**HUDSON PLANNING BOARD
MEETING MINUTES
October 8, 2008**

I. CALL TO ORDER

Chairman Barnes called this Planning Board meeting to order at 7:07 p.m. on Wednesday, October 8, 2008, in the Community Development meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

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

III. ROLL CALL

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

Members

Present: James Barnes, George Hall, Marilyn McGrath, Vincent Russo, Terry Stewart, and Richard Maddox (Selectmen's Representative), and Suellen Quinlan (arrived at 7:42 p.m.).

Members

Absent: None. (All present.)

Alternates

Present: Ken Massey (Selectmen's Representative Alternate).

Alternates

Absent: Brion Carroll (excused) and Tierney Chadwick (excused). (All present.)

Staff

Present: Town Planner John Caspell.

Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman Barnes noted that there were no alternates present to be seated for the tardy member.

V. MINUTES OF PREVIOUS MEETING(S)

Chairman Barnes addressed the minutes for the meeting of 08-13-06, asking if there were any changes or corrections. None being brought forward, Ms. McGrath moved to accept the minutes as submitted; Mr. Hall seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members present voted in favor, and Chairman Barnes declared the motion to have carried.

Chairman Barnes addressed the minutes for the meeting of 08-27-06, asking if there were any changes or corrections. None being brought forward, Ms. McGrath moved to accept the minutes as submitted; Mr. Hall seconded the motion.

VI. CORRESPONDENCE

Chairman Barnes stated that items of correspondence received in tonight's handouts would be taken up in conjunction with the associated cases, with any remaining items being taken up under **Other Business** at the end of the meeting.

VII. PERFORMANCE SURETIES

A. Serenity Estates Maintenance Surety Bond

Reference: memo dated September 11, 2008, from Gary Webster, Acting Town Engineer, to John Cashell, Town Planner.

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

Town Planner Cashell said he had no updates beyond his staff report.

Selectman Maddox moved to release the \$20,303.00 (plus interest) maintenance surety held for Serenity Estates Subdivision, in accordance with the written recommendation of the Town Civil Engineer, Gary Webster, dated September 11, 2008. Ms. Stewart seconded the motion.

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

VIII. ZBA INPUT ONLY

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

IX. DESIGN REVIEW PHASE

No Design Review Phase items were addressed this evening.

XII. OLD BUSINESS

**A. Tip Top Tree Service (Existing Conditions) Map 161/Lot 48-1
SP# 05-08 6 Clement Road**

Purpose of plan: Site Plan Review, relative to wholesale distribution of bark mulch products. Hearing. Deferred Date Specific from the 08-27-08 Planning Board Meeting.

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

Town Planner Cashell reported CLD had not yet provided engineering review inputs, but had until October 14th to do so. He suggested deferring it to the next October meeting.

Mr. David Buhlman, engineering representative of the applicant, said he had no objections and that he thought it would be an excellent idea to defer and wait for the comments from CLD.

Mr. Russo questioned whether the application had been accepted. Town Planner Cashell said the plan had been accepted, but that this was a new and revised plan. Mr. Hall suggested that the applicant ask for a waiver of the requirement to record the plan with the Hillsborough County Registry of Deeds or else discuss that with the Registrar, since the plan was not stamped by a surveyor. Mr. Buhlman said the plan was now stamped by Hayner Swanson, a licensed surveyor. Mr. Hall said the Board had not received a copy of that. Town Planner Cashell confirmed that he had a stamped plan. Mr. Hall objected that what Mr. Cashell was referring to was merely an existing conditions plan, not the plan of what was being proposed, which would be recorded. Town Planner Cashell said the applicant was requesting waiver of the filing of that plan. Mr. Hall expressed concern. Mr. Buhlman said the site plan was not usually stamped by a surveyor, but just the existing conditions plan was, while an engineer stamped the site plan. Mr. Hall responded that this was new to him.

Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, representing Mr. John Walters, an abutter owning the house at 14 Clement Road, said he expected the plan to have numerous stipulations to cover all possible mitigations, so he thought it would be very important for the plan to be recorded, and he would strongly object if it were not, saying recording was typical of this Board. Chairman Barnes suggested that Mr. Maynard should provide a lengthy list of the stipulations he would be looking for. Mr. Maynard said he had already talked with Mr. Cashell about this, adding that he was waiting for the CLD review, and adding further that he was not sure what CLD would be commenting on, as Mr. Buhlman's plan

was not yet up to speed. Mr. Hall noted that many of the check-off requirements also required signoff by a licensed land surveyor.

Mr. Hall said the requirement to file the previous plan for this applicant had been waived, so the applicant probably felt that was common. Mr. Buhlman demurred, saying that the plan for 1 Clement Road was recorded. Mr. Hall requested that a copy of that recorded plan be provided, adding that this was a big issue to him and that he would not be voting in favor unless he had a plan stamped by a licensed engineer. Mr. Buhlman said he would supply a copy of the registered plan, adding that he also intended to record the plan for the present property.

Mr. Russo moved to defer further action on this matter to the November 12, 2008, Planning Board meeting. Ms. McGrath seconded the motion.

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

**B. Reed's Ferry Small Buildings
SP# 12-08**

**Map 101/Lot 016
3 Tracy Lane**

Purpose of plan: Driveway connection for proposed Reed's Ferry Small Buildings manufacturing and display facility in Londonderry, NH. Hearing. Deferred Date Specific from the 09-10-08 Planning Board Meeting.

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

Town Planner Cashell noted that there were a couple changes, saying "Condition 3 should read Notes 3, an added note, and Condition 9 should read Route 102 improvements and shall be paved."

Mr. Tony Basso, of the firm of Keach -Nordstrom Associates, Inc., Bedford, New Hampshire, appearing before the Board as the engineering representative of the property owner, noted that the Board had suggested that CLD review the drainage plan, which had been done. He reported that the plan had gone before the Londonderry Planning Board the previous evening, and a few small changes had been requested for approval. He noted that this project was very similar to one that had been approved and extended by this Board a year ago.

Chairman Barnes asked about the comments from CLD. Mr. Basso said they had been addressed.

Selectman Maddox asked about the CLD comment about possible increased volume. Mr. Basso said that had been addressed, saying the runoff was not being increased but that Londonderry did not allow the calculations to be considered.

Selectman Maddox asked for confirmation that there would be no increased runoff. Mr. Basso confirmed that to be true.

Ms. McGrath asked about the unusual vehicle wheelbase figure on the plan. Mr. Basso explained that this pertained to a Londonderry requirement for tractor trailers.

Ms. McGrath asked about Note 13, referring to a monument. Mr. Basso confirmed that it should be plural, reading "monuments."

Ms. McGrath moved to approve the Site Plan entitled **Non-Residential Site Plan – Reeds Ferry Small Buildings, Tax Map 2; Lot 34-3 (Londonderry) Tax Map 101; Lot 16 (Hudson), 3 Tracy Lane, Hudson, NH**, prepared by Keach-Nordstrom Associates, Inc., dated: July 2008 (revised through September 11, 2008), consisting of the Cover Sheet and Sheets 1 through 18 and Notes 1 through 30, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the Hillsborough County Registry of Deeds, together with the Plan.
2. All improvements shown on the Site Plan -of-Record, including Notes 1 through 30, shown on Sheet 3, shall be completed in their entirety and at the expense of the applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$10,020.00 shall be paid prior to endorsement of the plan by the Town of Hudson Planning Board.
4. 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 to the Planning Board approved site plan.
5. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Saturday.
7. This plan shall be subject to final engineering review and approval, relative to drainage issues.
8. The applicant's engineer and/or contractor shall contact the Town Civil Engineer to schedule a preconstruction meeting, which will be held with Staff prior to starting construction of the driveway.
9. An off-site contribution amount of \$5,000.00 shall be paid to the Town of Hudson for Route 102 improvements and shall be paid prior to the issuance of the Certificate of Occupancy from the Town of Londonderry.
10. A copy of this decision and stipulations of approval shall be sent to the Town of Londonderry Planning Board.

Mr. Russo noted that the CAP amount was different , appearing as \$10,200 on the plan, but \$10,020 in the draft motion . Town Planner Cashell suggested that Stipulation 3 should be taken out, as it was already stated on the plan. Ms. McGrath declined to take the stipulation out.

Mr. Hall seconded Ms. McGrath's motion.

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

**C. Allyson's Landing
SB# 08-08**

**Map 217/Lots 37 & 33
67 Burns Hill Road**

Purpose of plan: To show one conventional residential lot and eleven new OSD lots with accompanying road and site improvements. Application Acceptance & Hearing. Deferred Date Specific from the 09-10-08 Planning Board Meeting.

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

Town Planner Cashell confirmed that the plan was ready for Application Acceptance

Selectman Maddox made a motion to grant Application Acceptance. Mr. Russo seconded the motion.

Mr. Hall said he would have to vote in the negative, as there was no request for a waiver of the 1,000 -foot waiver requirement. Ms. McGrath expressed agreement.

Mr. Tony Basso, of the firm of Keach -Nordstrom Associates, Inc., Bedford, New Hampshire, appearing before the Board as the engineering representative of the property owner, said the language was specific, calling for a measurement from the end of the road to the road with which the cul -de-sac intersected, and the cul-de-sac, measured from the intersection of Mark Street to the center line of the new road, was 1,000 feet. Mr. Hall said he could not accept that, saying the same scenario could be applied for infinity , around the town and around the world . Selectman Maddox asked for clarification of Mr. Hall's concern, and Mr. Hall stated that, using the scenario proposed by Mr. Basso, a dead -end road could be connected to others for infinity.

VOTE: Chairman Barnes then called for a verbal vote on the motion to grant Application Acceptance . Selectman Maddox, Mr. Russo, and Mr. Barnes voted in favor; Mr. Hall , Ms. McGrath, and Ms. Stewart voted in opposition. Chairman Barnes declared the motion to have failed for reason of a tie (3 -3).

Chairman Barnes suggested that the plan should be deferred to another meeting, when a full board should be present . Ms. McGrath so moved. Before a second could

be offered, Mr. Basso requested a 5 -minute recess so that he could discuss this situation with his client. Selectman Maddox then moved to table this matter until after the School District item; Mr. Hall seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion to defer until after the School District item had been heard. All members present voted in favor except for Mr. Hall, who voted in opposition, and Chairman Barnes declared the motion to have carried (5 –1).

I. NEW BUSINESS/PUBLIC HEARINGS

A. Alvirne High School Map 130/Lot 003 Proposed Maintenance Building (SP# 13-08) 200 Derry Street

Purpose of plan: To provide Alvirne High School with a maintenance building and vehicle access to the existing track. Application Acceptance & Hearing.

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

Town Planner Cashell confirmed the plan to be Application Acceptance.

Selectman Maddox made a motion to grant Application Acceptance. Ms. Stewart seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion to grant Application Acceptance. All members voted in favor, and Chairman Barnes declared the motion to have carried unanimously (6–0).

Mr. Norman Sanborn, Business Administrator for the School District, appeared before the Board, saying he wanted the engineer to address the Board.

Mr. Bradlee Mezquita, PE, of Appledore Engineering, addressed details of the plan, referring to an easel -mounted aerial view. He noted that Fire Department comments had been addressed, with the Fire Department subsequently being satisfied. He said CLD's comments had been addressed in the revised plan, noting that there would be a new well for water. He said that the Fire Department had agreed that sprinklering would not be a requirement in this case, based on what would be stored in the building.

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

Mr. Scott Wilson, 31 Alvirne Drive, asked about noise level from the proposed building. Mr. Sanborn said no change would be made in hours of operation, adding

that any work done on vehicles , which would be only light maintenance, such as changing oil, would be done inside; he suggested that the noise would be less than before.

No one coming forward to provide further input, Chairman Barnes asked if members of the Board had any questions.

Ms. Stewart asked about the wall surface.

Mr. Joe Persechino, of Appledore Engineering, said it would be typical modern building, a metal-framed building with metal siding, colored red, with two cupolas so that it would look like a barn.

Ms. Quinlan arrived at 7:42 p.m. and took her seat at the table at that time, although not yet recognized for the inprocess case.

Selectman Maddox asked why the building was being put up against the residential neighborhood, since the School District had more than 100 acres. Mr. Persechino said this was a very convenient location for storage of equipment, adjacent to the parking lot.

Mr. Mezquita and Mr. Persechino explained what was happening elsewhere on the property.

Selectman Maddox commented on the lot numbers jumping around. Mr. Persechino said there were numerous abutters.

Ms. McGrath referenced the three notes on Page E -2, questioning why the trash pickup note was appropriate if there were no dumpsters. Mr. Mezquita said the note could be struck if the Board wished.

Ms. McGrath said the other two notes should specify the dates, Monday through Friday. Mr. Mezquita said that would not be a problem.

Mr. Hall asked if the School District intended to request a waiver of the requirement that the plan be recorded. He noted that none of the plans had been stamped by a licensed surveyor, and he suggested that there should be a stamp on Sheet 4, which covered the contours. Town Planner Cashell said it had been discussed at the IDR meeting, noting that this site comprised 111 acres; he said it was just an oversight that the waiver request had not been made.

Ms. McGrath asked what the purpose of the building would be. Mr. Sanborn said it would be a maintenance shed, for the use of the maintenance staff for storing snow blowers and other motorized equipment, including vehicles. Ms. McGrath said she was trying to get at the noise level. Mr. Sanborn said there would not be maintenance of vehicles, and this would not be a high noise generator.

Mr. Hall said the School District had been in before the Board a couple years ago for another maintenance shed on the other side of the school. Mr. Sanborn said that was a concession stand. Town Planner Cashell demurred, saying there had been a plan for a maintenance shed, and it had been approved but never got built.

Town Planner Cashell said he wanted the Board to realize that it was dealing with a revised plan. Mr. Hall asked Mr. Mezquita to review the changes, which Mr. Mezquita did, addressing the CLD comments one by one. Mr. Hall referenced Regulation 275 -12 F (1), pointing out that the Board had just previously discussed the requirement for recording plans with respect to a previous case heard earlier this evening.

Ms. McGrath asked if the applicant would be requesting the waiver of the requirement to record the site plan. Town Planner Cashell responded in the affirmative. Ms. McGrath asked for a formal request. Mr. Mezquita requested that the waiver be granted.

Ms. McGrath moved to approve the following waivers:

- 1) HTC 275-9.C -- Noise Study
- 2) HTC 275-9.B -- Traffic Study
- 3) HTC 275-9.D -- Fiscal Impact Study
- 4) HTC 275-8.B (11) & 9.H -- HISS Mapping
- 5) HTC 275-12 F (1) - Recording at HCRD

Ms. Stewart seconded the motion.

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

Town Planner Cashell noted that the revision date was 10-08-08.

Ms. Quinlan reminded the Board that the School District really did not have to come through this process. Mr. Hall expressed appreciation of the fact that the School District had done so.

Ms. McGrath moved to approve the Site Plan entitled **Proposed Maintenance Building, Alvirne High School, Route 102, Hudson, New Hampshire**, prepared by Appledore Engineering, Inc. 177 Corporate Drive, Portsmouth, NH., dated September 3, 2008, revised through 10 -08-08, consisting of Cover Sheet 1 of 1 and Sheets C -1 through C-6 and Notes 1 through 21, in accordance with the following terms and conditions:

1. All improvements shown on the Amended Site Plan -of-Record, including Notes 1 through 21, shown on Sheet C -2, shall be completed in their entirety and at the expense of the Applicant.
2. 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.

3. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
4. Prior to Planning Board endorsement of the Site Plan -of-Record, Notes 16 and 17 shall be amended to include days of operation and delivery restrictions (Subsequently specified as "Monday through Friday only. No Saturday or Sunday activities.")
5. The rendering drawings-of-record, entitled **Morton Buildings Machine Storage Bldg. Styles**, dated 07-09-08 shall be included in the permanent file, and represent a facsimile of the proposed maintenance building.
6. Prior to Planning Board endorsement of the Site Plan -of-Record, the Fiscal Impact Study Waiver on Sheet C -2 shall be amended to read HTC 275 -9.D.
7. This plan shall be subject to final engineering review and approval.
8. The applicant's engineer and/or contractor shall contact the Town to schedule a preconstruction meeting, which will be held with Staff prior to starting construction.

Ms. Stewart seconded the motion.

Selectman Maddox requested that Stipulation #4 be changed to read Monday through Friday, noting that there were weekend games to be held. Mr. Sanborn confirmed that some landscaping might have to be done on weekends. Mr. Mezquita said Notes 15 & 16 pertained to the construction of the building, stating that the notes were adequate.

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

Chairman Barnes declared a break at 8:06 p.m., calling the meeting back to order at 8:23 p.m.

C. Allyson's Landing (Continued)
SB# 08-08

Map 217/Lots 37 & 33
67 Burns Hill Road

Purpose of plan: To show one conventional residential lot and (11) eleven new OSD lots with accompanying road and site improvements. Application Acceptance & Hearing. Deferred Date Specific from the 09-10-08 Planning Board Meeting.

Chairman Barnes recognized Ms. Quinlan as having arrived earlier, saying she would be seated from this point on.

Selectman Maddox moved to take the item off the table; Mr. Russo seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion to take the item off the table. All members voted in favor, and Chairman Barnes declared the motion to have carried unanimously (7 –0).

Atty. J. Bradford Westgate, of the firm of Winer and Bennett, LLP, 111 Concord Street, Nashua NH, legal representative for the applicant, noted that the previous vote had been a tie, and there were now seven members present. He then questioned the policy of requesting waivers at the time of Application Acceptance, saying this had not been the pattern of the Board in the past as a requirement for Application Acceptance. He suggested that the Board could accept the application, with the applicant agreeing that this did not mean that a waiver was not necessary, provided that the applicant could reserve its right to argue that a waiver was not necessary. He noted that this issue had not come up at all the previous meetings with staff or CLD, saying the applicant had not prepared a request for that reason. He said the applicant was willing to come before the Board at a further meeting with a request, but also with an argument that it should not be necessary.

Chairman Barnes clarified for Ms. Quinlan what the issue was with respect to the cul-de-sac, since she had not been present at the time of the previous vote.

Ms. McGrath pointed out that this was a case of a cul-de-sac off a cul-de-sac; she then added that it was a pattern of this Board not to accept applications until they were complete. Mr. Hall expressed a belief that this issue was raised at a previous meeting, adding that he had raised it in order to be up front with respect to that issue. Ms. McGrath expressed agreement that it had been raised earlier, noting that the Board had consequently had a member of the Fire Department come before the Board to discuss this issue, and adding that the applicant had been in the audience at that time.

She then made the same motion as before, to deny Application Acceptance. Mr. Hall seconded the motion.

Atty. Westgate expressed a desire to discuss the situation further before going into voting mode. No response was given by the Board.

Ms. Quinlan noted that CLD's comments, on Page 3, had recommended that the applicant provide a waiver request with respect to road width. She then referenced a note on Page 4 of those comments in which CLD had stated that the Town should confirm that it was comfortable with the lack of frontage, and she then expressed concern about the fact that this was an R-2 zoning district, which required 43,600 ft² for house lots. She then asked if there had been a zoning determination. Town Planner Cashell said the applicant had chosen to submit new plans with 30,000 ft² lots.

VOTE: No further comment being brought forward, Chairman Barnes called for a verbal vote on Ms. McGrath's motion to deny Application Acceptance. Ms. McGrath, Mr. Hall, Ms. Stewart, and Ms. Quinlan voted in favor of the motion; Mr. Russo, Selectman Maddox, and Mr. Barnes voted in opposition.

Chairman Barnes then declared the motion to have carried (4-3).

XIII. CONCEPTUAL REVIEW ONLY

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

XIV. OTHER BUSINESS

Chairman Barnes noted that only one meeting was listed for November in the 2009 calendar. He said he wished to reserve the room for November 18th (the third Wednesday in November) for a regular meeting, noting that first Wednesday would be apt to be in conflict with the OED Law Lecture Series and the fourth Wednesday would be the day before Thanksgiving.

Ms. Quinlan noted that one of the items of discussion at this evening's NRPC Executive Board meeting, from which she had just come, was Senate Bill 342, pertaining to the Workforce Housing bill, which would require all cities and towns to carry 50% workforce housing according to their respective regions' needs. She noted that Hudson's proximity to Nashua might skew the numbers, adding that the commissioners would be meeting with town planners to determine how to meet this mandate without being sued. She suggested that zoning changes might be needed, saying that town planners would have to provide figures for such things as ALUs, multi-unit buildings, etc. She said that elderly housing was specifically excluded by the statute. She suggested that this should be placed on a workshop agenda for Board discussion, noting that there were complex questions involved. She then discussed some of the issues referenced at this evening's NRPC meeting, noting that final answers to some questions had yet to be determined.

Selectman Maddox questioned why NRPC did not already have this information. Ms. Quinlan said there was a mathematical formula, but NRPC did not have solid numbers from each community as to what could qualify. She suggested that the Board had to look at the Master Plan and the number of qualifying units, and then bring those figures to the NRPC, adding that some inclusionary zoning regulations might be needed.

Ms. Stewart expressed a belief that Hudson had won a lawsuit with respect to the Shepherd's Hill development on the grounds that a specific development could not overly burden the community.

Selectman Massey expressed a belief that some controls would be necessary.

Town Planner Cashell said he would put this on the agenda for the November workshop for discussion. Ms. McGrath suggested that the Board should invite the newly elected representatives to that meeting, to express concerns.

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**HUDSON PLANNING BOARD Meeting Minutes
October 8, 2008**

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Selectman Maddox reported that the School Board was working on a plan to request the moneys being collected under the School Impact Fee provisions .

XV. ADJOURNMENT

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

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

Chairman Barnes then declared the meeting to be adjourned at 9:05 p.m.

Date: October 20, 2008

James Barnes, Chairman

J. Bradford Seabury, Recorder

Marilyn McGrath, Secretary

These minutes were accepted as amended following review at the 12-10-08 Planning Board meeting.

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**HUDSON PLANNING BOARD Meeting Minutes
October 8, 2008**

Page 14

The following changes were made in accordance with the Board's review of these minutes at its December 10, 2008, meeting:

Page 3, last paragraph , first sentence — Mr. Richard Maynard had been improperly designated as representing the applicant, when he was actually representing the abutter. The sentence was changed to reflect that fact.

Page 8, next -to-last paragraph, last sentence — the misspelled word “thee” was replaced by “there.”

Page 8, last par agraph, last sentence — the redundant “had had ” was replaced by “had.”