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**HUDSON PLANNING BOARD
MEETING MINUTES
February 27, 2008**

I. CALL TO ORDER

Chairman Barnes called this Planning Board meeting to order at 7:07 p.m. on Wednesday, February 27, 2008, in the Community Development meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

Chairman Barnes asked Selectman Massey 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, Marilyn McGrath, George Hall, Richard Maddox (Selectmen's Representative), and Suellen Quinlan (arrived at 7:10 p.m.).

Members

Absent: Vincent Russo (excused), Terry Stewart (excused).

Alternates

Present: Ken Massey (Selectmen's Representative Alternate) and Tierney Chadwick (arrived at 7:06 p.m.).

Alternates

Absent: Brion Carroll (excused).

Staff

Present: Town Planner John Cashell.

Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman Barnes noted that there were no alternate members to seat in place of missing members at this time, adding that there was a quorum present.

V. MINUTES OF PREVIOUS MEETING(S)

Chairman Barnes said the minutes of the October 10, 2007; January 9, 2008 ; and January 23, 2008 , Planning Board meeting s would be reviewed at the next workshop meeting .

VI. CORRESPONDENCE

Chairman Barnes noted that items of correspondence received i n tonight's packet 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

Chairman Barnes noted that there were no **Performance Sureties** items to discuss at tonight's meeting.

VIII. OLD BUSINESS

- A. Hudson Library Extension Request Map 138/Lot 89
& Amended Site Plan 194 Derry Road**

Purpose of Plan: To request a 1-year extension for the approved Site Plan and to add 942 sq. ft. of basement area for storage and a 5 ft. in-width walkway. Application Acceptance & Hearing.

Town Planner Cashell said he had nothing new to report.

Ms. McGrath noted that she had had discussions with the Library Trustee s about installing a fountain at the new library as a memorial for Ann Seabury, adding that she did not feel she was in conflict regarding this case but that she would step down if anyone thought that she might be in conflict . Chairman Barnes asked if any members of the Board or the public in attendance had any concerns regarding Ms. McGrath 's sitting. Not hearing any objection to Ms. McGrath being seated for the case, Chairman Barnes continued, with Ms. McGrath remaining seated.

Ms. Chadwick arrived at 7:06 p.m. , and Chairman Barnes seated Ms. Chadwick in place of the absent Ms. Stewart.

Mr. Patrick Colburn , from Keach -Nordstom Associates , of Bedford NH, noted that he was prepared to review past approvals regarding the case.

Selectman Maddox moved to grant a one -year extension for the previously approved Hudson Library Site Plan. Ms. Chadwick 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 (5 -0).

Mr. Cashell said the plan was ready for Application Acceptance.

Ms. McGrath moved to accept the Site Plan application to amend the previously approved Hudson Library Site Plan. Mr. Hall 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 (5 -0).

Mr. Patrick Colburn, from Keach-Nordstrom Associates, noted that the Board had approved the proposed Hudson Library plan in March 2007. He said the proposed changes included a 932 ft² increase in size of the basement and an extension of the walkway.

Ms. Quinlan arrived at 7:10 p.m. and took her seat at the table, although not recognized by the chairman for the case already in progress.

Chairman Barnes 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 Barnes asked the members of the Board for comments or questions.

Selectman Maddox asked how this plan and the previous plan could be distinguished. Mr. Cashell said the only difference in the plans was that the current plan had a larger basement. Mr. Colburn said he could call the new plan an amended plan. Ms. Quinlan said she felt the plan should be accepted as amended.

Selectman Maddox moved to allow for the Site Plan amendments to include a 942 ft² basement area for storage and a 5-foot in-width walkway as per the drawing dated December 2006, last revised February 5, 2008. 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 (5 -0).

Chairman Barnes at this time seated Ms. Quinlan in her regular position as a voting member of the Hudson Planning Board.

**B. Dion Property Site Plan
SP# 16-07**

**Map 182/Lot 55
Central Street**

Purpose of Plan: To construct a 32-foot x 40-foot detached 2-car garage on an existing 6-unit multi-family property. Hearing. Deferred Date Specific from the January 23, 2008 Planning Board Meeting.

Mr. Cashell said there were no changes other than those specified in the Staff Report.

Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, appearing before the Board as the engineering representative of the applicant, noted that at the last meeting the Board had requested that a few things be added to the plan. He said three parking spaces had been added to the plan, that the concrete pad on the right-hand side had been removed from the plan, and that drainage flow arrows had been added to the plan. Mr. Maynard noted the requested waivers.

Ms. Quinlan commented that a little more screening around the RV pad would be nice. Mr. Maynard said the nearest property line was 80 feet away and the nearest building was several hundred feet away. He said he could plant five 4-foot high evergreens. He commented that this was high-quality RV, worth a quarter of a million dollars.

Selectman Maddox asked for the justification of the Topography and Contours waiver, adding that without contours the wetlands could not be seen. Mr. Maynard said the justification was that all they were doing was adding a garage and also that the property was essentially flat.

Selectman Maddox moved to approve the following Site Plan Review waivers:

HTC 275-8B(18)	Topography and Contours
HTC 275-8B(25)	Driveway Side Setback

Ms. Quinlan seconded the motion.

Selectman Maddox said he had put in the first waiver based on the engineer's testimony regarding the water runoff.

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 (6 -0).

Selectman Maddox moved to approve the Site Plan entitled: ***Dion Property Central Street, Map 182/Lot 055, Hudson, NH***, prepared by Maynard & Paquette, Engineering Associates, LLC, dated: December 14, 2007, revised through February 19, 2008, consisting of Sheets 1 and 2 and Notes 1 through 11, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Approval Decision, 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 11, shown on Sheet 1 of 2, 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, a L.L.S. 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.
4. 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.
5. This plan shall be subject to final engineering review and approval.
6. The existing concrete pad and shed shall be removed prior to issuance of Certificate of Occupancy

Ms. Quinlan seconded the motion.

Ms. Quinlan moved to amend the motion by adding stipulation #7 as follows:

7. The applicant shall plant five evergreen trees, 4-feet high at time of planting, on the Northwest side of the concrete pad where the RV will be parked.

Ms. McGrath seconded the amendment motion.

Ms. McGrath asked about trash pickup. Mr. Maynard said he thought there was Town trash pickup, saying there was no dumpster on the site and none proposed.

VOTE: Chairman Barnes called for a verbal vote on the amendment to the motion. All members voted in favor except for Selectman Maddox, who voted in opposition. Chairman Barnes then declared the motion to have carried (5-1).

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

IX. ZBA INPUT ONLY

Chairman Barnes noted that there were no **ZBA Input Only** items to discuss at tonight's meeting.

X. CONCEPTUAL REVIEW ONLY

Chairman Barnes noted that there were no **Conceptual Review Only** items to discuss at tonight's meeting.

XI. NEW BUSINESS/PUBLIC HEARINGS

- A. **Ferry & Adelaide Streets L.L.R. & Subdiv. Map 175/Lot 154 & 155
SB# 01-08 155-3 Ferry & Adelaide Sts.**

Purpose of Plan: To relocate the existing lot-line between lots 154 & 155 and to subdivide lot 155-3 into 3 lots. Application Acceptance & Hearing. Deferred Date Specific from the February 13, 2008, Planning Board Meeting.

Chairman Barnes asked Mr. Cashell if this plan were ready for Application Acceptance. Mr. Cashell responded in the affirmative.

Selectman Maddox moved to accept the Adelaide Street/Ferry Street Lot Line Relocation and Subdivision Plan application for Map 175/Lots 154 & 155 and to subdivide Lot 155 -3 into 3 lots. Mr. Hall 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 (6-0).

Mr. Cashell referenced a handout from Mr. Maynard regarding CLD's comments , saying that Item 9 should read "this approval is subject to final engineering review."

Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, appearing before the Board as the engineering representative of the applicant, said the proposal was to relocate the lot line. He said the lots were in the TR zone, adding that each lot would have a driveway and public water and sewer. He said drainage was off to the left of the property, adding there would not be any impact to drainage.

Chairman Barnes asked Mr. Maynard to walk the Board through the lot line change. Mr. Maynard posted the plan, entitled **Adelaide Street/Ferry Street Lot Line Relocation and Subdivision Plan** dated January 2, 2008, and revised through February 13, 2008 , on the meeting room wall . He referenced the posted plan and described the changes to the lots .

Chairman Barnes referenced Lot 153, noting there were two lots with the same number. Mr. Maynard said that was the old PSNH numbering system and that one of the lots would have to be renumbered.

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

Mr. George Mackey, 18 Blackstone Street, said previously proposed development for this property had been voted down by the public. He said there were several residents in that area who had been against the project. He said he could pretty much prove that there was asbestos in that area, saying he was concerned about that — adding that people in white suits had suddenly showed up after a few lots on Blackstone Street were dug up a couple years back . He said there was a civil engineer

who knew a little bit about this land and that there was a reason why development on this land kept getting rejected. He said he was concerned about the safety on the corner of the street. He said Mr. Maynard was the developer and might bisect the land all the way to the Massachusetts line. Mr. Mackey said the power lines were 40 feet high and could be a health hazard. He noted that 13 kids waited each morning for the bus in that area, adding that Adelaide Street was a shortcut to Lowell Road. He contended that property values in the area would be reduced. He noted that he had drafted a letter expressing his concerns about health hazards and sent it to the Board of Health. He referenced the asbestos dump that he said used to be on Ridge Avenue, reiterating his concern about asbestos in the area.

Mr. Mackey said other proposals had been voted down and now another plan was being submitted. Chairman Barnes said this proposal was much different than other plans that had been proposed for this area, noting this plan was only for three single-family homes. Mr. Mackey said he was concerned about what would come next, and he asked if the area were safe.

Ms. McGrath asked if Mr. Mackey had seen asbestos on the site. Mr. Mackey said holes had been dug, and he thought the holes were dug to see if there were asbestos there, adding he had not actually seen the asbestos. Mr. Mackey asked how property was tested for asbestos before something was built. Ms. Quinlan said that could be a requirement the Board could make of the applicant. Mr. Mackey said if the Board did not do it, he would do it.

Chairman Barnes asked a second time for public input and comment, in favor or opposition. No one coming forward to provide input, Chairman Barnes asked Mr. Maynard if he wanted to respond.

Mr. Maynard said the property had been tested for asbestos, stating that none had been found. He said the State maintained a list of asbestos sites in Hudson, adding that the list was posted at town hall and that the Building Inspector was qualified to observe for asbestos.

Chairman Barnes asked if a report were done regarding the asbestos on the property. Mr. Maynard said he thought there was a letter but he did not know where it was. Chairman Barnes said that letter would be important.

Ms. McGrath asked if Mr. Maynard's license would be in jeopardy if asbestos were to be found on the property. He stated that the information he was providing regarding asbestos on the property was accurate to the best of his knowledge. He said the ultimate responsibility would fall to the property owner and the person who did the asbestos testing. Ms. Chadwick said there might be repercussions if fraud had been committed. Mr. Maynard said it would not be fraud, saying it would be malpractice.

Mr. Hall asked about the list of asbestos sites. Mr. Maynard said this site was not on the list, adding that there were other sites in the area that were on the list.

Mr. Mackey asked where the holes had been dug on the property and asked if he could see the report associated with the testing. Chairman Barnes said he had asked Mr. Maynard for the report. Mr. Maynard described the test-pit process, adding it had to

be more than hearsay to go any further. He said the Building Inspector saw every excavation.

Mr. Mackey expressed surprise that the testing had not been done more recently.

Selectman Maddox asked if sight distance had been cleaned up. Mr. Maynard said the sight distance was on PSNH's property, adding that clearing the brush was on PSNH's schedule. He said the applicant had the right to clear brush on PSNH's property if it were limiting sight distance. Mr. Hall said he did not have a copy of that document. Mr. Maynard provided five copies of the document to the Board.

Chairman Barnes said the Planning Board would have to see the asbestos report if it existed. Selectman Maddox asked why the test pits were not shown on the drawings. Mr. Maynard said the test pits had not been done by his office. If asbestos were found, he said, the testing would be expanded and the asbestos would be removed. Mr. Maynard then added that the test pits were not shown on the drawing because nothing had been found.

Mr. Hall referenced the document that Mr. Maynard had provided, identifying it as Book 7936, Page 736, of the Hillsborough County Registry of Deeds records, asking about the subdivision plan, specifically the easements. He said he did not see where the applicant had the right to clear brush outside of the land the applicant owned. Mr. Maynard said he would get that clarified.

Mr. Hall said the asbestos list was pretty inclusive, and he questioned why the Planning Board should go on a wild goose chase, given the fact that no asbestos had been shown to be on the site. Stating that test pits were expensive, he said he did not see any reason to make the applicant pay for additional tests—adding that, if asbestos were found during construction, it would be taken care of then.

Ms. Chadwick asked if asbestos had ever been a problem on the site. Mr. Maynard said that question had been raised during the sale of the property to the current owner.

Mr. Cashell referenced Stipulation 11 in the draft motion, asking if Mr. Maynard could accommodate that item. Mr. Maynard said he was not sure what Mr. Cashell wanted to do. Mr. Cashell said it concerned the easement for sight distance. Mr. Hall said it wanted a clarification of that easement. Mr. Maynard said he would get clarification. Mr. Hall said he would need clarification before he would vote on any motions.

Ms. Chadwick moved to defer further review of the Adelaide Street/Ferry Street Lot Line Relocation and Subdivision Plan application, date specific, to the April 9, 2008, Planning Board Meeting. Ms. McGrath seconded the motion.

Selectman Maddox said things had to be done to the drawings. He said the CAP fees needed to be changed, adding that items 9 through 12 said for units but that there were only three units. Selectman Maddox said item 16 did not say anything about trash pickup, noting it should indicate Town pickup.

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 (6 -0).

Chairman Barnes declared a break at 8 :35 p.m., calling the meeting back to order at 8:41 p.m.

**B. St. Joseph's Medical Center
SP# 02-08**

**Map 105/Lot 012
Robinson Road**

Purpose of Plan: To show proposed 30,772 ft² building with accompanying site improvements to be used for medical offices. Application Acceptance & Hearing.

Mr. Cashell said the plan was ready for Application Acceptance.

Ms. McGrath moved to approve application acceptance. Ms. Chadwick 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 (6 -0).

Mr. Jeff Merritt, for Mr. Basso, of Keach-Nordstrom Associates, of Bedford NH, and representing the applicant, posted the ***Existing Conditions Plan***, dated January 21, 2008, on the meeting room wall. He said the four-plus-acre parcel was located within the business zone, noting that access to the property was through a common access and drainage easement. He said the parcel was primarily wooded, noting that there was a thin thread of wetlands area on the property. He said there was a drainage easement on the north side of the property. He described the access easement and said a detention basin was built that was intended to support all the lots in the area.

Mr. Merritt said the proposal was for a 30,732 ft² building. He said 103 parking spaces would be required, noting that the plan showed 108 parking spaces. He described the patient drop-off area and stated that there would be 360 degree access around the building.

Mr. Merritt posted the ***Utilities Plan***, dated January 21, 2008, on the meeting room wall. He said the heating core would be geothermal. Ms. McGrath asked about geothermal heat. Mr. Mires, architect for the project, said geothermal heat was accomplished by drilling deep wells and then circulating water down and up the well, explaining that heat was exchanged through that process.

Mr. Merritt said power would be pulled from Robinson Road. He said septic would be on-site, consisting of concrete systems located below grade level. Mr. Merritt stated that drainage would be a series of catch basins and would tie into the previously approved existing drainage system and then flow into the existing detention basin. He

said municipal water would be provided, noting that the applicant would extend existing water lines from Route 102 to the proposed site.

Selectman Massey said the water line would be built at St. Joseph's expense. He asked if the applicant would be willing to install 12-inch water lines instead of 8-inch lines, with the extra diameter being paid for by the Town. He referenced the drawing, asking if the applicant would be willing to relocate the line over to Robinson Road, across the rear of the property, if the land owner over which the line would run were to provide an easement to do that.

Mr. Robert Demerts, representing St. Joseph's Hospital, said the larger water-line size would be feasible, but relocating the water line would require different permits and add additional expense to the project.

Selectman Massey asked about the possibility of putting a stub in the water line. Mr. Merritt said the proposal was to put a tee in. He said the applicant did not have a problem with the Town tapping into the tee. Selectman Massey said he felt that the Town would want to engage in conversations regarding the water line.

Mr. Merritt requested and listed his justifications for the following waivers:

HTC-275-11	HISS Mapping
HTC-275-9c	Noise Impact Study
HTC-275-9b	Fiscal Impact Study
Article 14	Impact Fees

Mr. Mires posted the **Building Elevations Plan**, dated February 18, 2008, on the meeting room wall. He described the architecture of the building, saying the proposed two-story, 30-foot high building would be in keeping with the architecture of the existing buildings in the area.

Chairman Barnes 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 Barnes asked the members of the Board for comments and questions.

Selectman Maddox noted that the Town would be responsible for paying for the additional diameter of the water line, and he asked how the applicant could justify requesting a waiver of the impact fee. Mr. Merritt said the part of the water line the applicant wanted to control was the span between the applicant's property and Robinson Road. He said the Town would get benefit from the other portion of the line. Selectman Maddox said the benefit to the Town was providing water to the applicant's facility. Mr. Merritt said the water line extended 1,700 feet on Route 102, noting that 1,700 feet would be to the benefit of the Town.

Selectman Maddox said sprinklers would need a pond. Mr. Merritt said it would be a cistern.

Selectman Maddox referenced the common driveway, adding that he hoped the applicant would look at building some kind of a divider. Mr. Merritt said he would look at that.

Mr. Hall noted that Southern NH had extended the water line a long way when building nearby. He said the purpose of the CAP fee was to mitigate increased traffic at a site. He said asking that the CAP fee be waived for the extension of the water line was like mixing apples and oranges, adding that the Town had not done anything for Southern NH, so he could not consider granting the CAP fee waiver for this development.

Ms. Quinlan expressed agreement with Mr. Hall. She noted that she would not object to the shared driveway, adding that she would like to see some illumination at the end of the driveway. Mr. Merritt referenced the lighting plan. Ms. Quinlan suggested moving the driveway lighting closer to the end of the driveway. Mr. Merritt said that could be done.

Ms. Chadwick stated that she lived close to the site, noting that there was a dangerous intersection near the proposed site. She asked about traffic patterns in that area. Mr. Merritt said he would check into that, adding that a traffic study had been done by GPI. He said he would bring the traffic engineer to the next meeting.

Ms. Chadwick asked why handicapped parking was not split on both sides of the front entrance. Mr. Merritt said that was as a result of the topography of the site, adding that he would take a look at it.

Ms. McGrath said she would not be agreeable to waiving the CAP fee. She asked for a more detailed use of the site. An unidentified representative of the applicant said it would be an office building with three main anchor practices, a few independent practitioners, some physical therapy, and a small lab, adding that it would essentially be a relocation of the existing facility at the White Hen Pantry mall. He said there would not be any emergency services, adding that hours of operation would be 9 a.m. through 5 p.m., Monday through Friday, only.

Selectman Maddox asked about a waiver for parking requirements. Mr. Cashell said he was working with the applicant regarding island areas.

Selectman Maddox asked about turning movements. Mr. Merritt said he would pass that question along to the traffic engineer.

Chairman Barnes noted that the Fire Department had requested a fire hydrant on Robinson Road. Mr. Merritt said the plan showed one hydrant on the site, noting that it had been decided at a recent meeting with the assistant fire chief to relocate the hydrant to an island closer to Robinson Road and then to add a second hydrant.

Mr. Hall asked about green space. Mr. Merritt referenced the Master Plan, stating that 40 percent was required and 49 percent was shown on the plan.

Ms. McGrath requested that notes regarding hours of operation and ramming and blasting be added to the plan. Mr. Merritt said that could be done.

Ms. Chadwick asked about possible impact to wetlands from the geothermal activity. Mr. Mires said the plan complied with DES draft rules, saying there would not be any impact on wetlands.

Selectman Maddox asked how drilling would impact the wetlands buffer. Mr. Merritt said drilling would be done just outside the buffer.

Selectman Massey noted that hydrants on private property would have to be maintained by the applicant. Mr. Merritt said he was aware of that.

Selectman Maddox asked Selectman Massey where private responsibility for the water line ended and public responsibility began. Selectman Massey recalled that, with Southern NH, the Town owned the water line up to the stub. He suggested that the Town's ownership of this water line might end where Route 102 met the common driveway, adding that this question would have to be answered.

Ms. Chadwick noted the reference to a Development Agreement. Chairman Barnes explained that the Development Agreement would be drafted at the end of the approval process.

Mr. Cashell reminded Mr. Merritt of the deadline, the Tuesday before the week of the meeting. Mr. Cashell said the applicant would be going to the Zoning Board of Adjustment for a wetlands special exception on March 12, 2008. He noted that the water issues had not been worked out yet. Selectman Massey said this project was similar to the Southern NH extension.

Ms. McGrath moved to defer further review of the St. Joseph's Medical Center Site Plan application, date specific, to the April 9, 2008, Planning Board Meeting. Ms. Quinlan 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 (6 -0).

XII. OTHER BUSINESS

A. CTAP Discretionary Fund

Chairman Barnes referenced a letter from Director Sullivan regarding a CTAP grant application. Mr. Cashell said the Town was trying to establish the money necessary to build a town road in the southern portion of the Circumferential Highway. He said the NRPC was asking the Planning Board to take action.

Selectman Maddox said the NH -DOT had set up CTAP, adding that Hudson's portion for this year would be \$15,000.

Ms. Chadwick asked how Hudson was impacted by widening Route 93. Selectman Maddox said a study had been done and that study indicated that Hudson would see an increase in population as a result of the road widening.

Ms. Quinlan moved to forward a favorable recommendation to the Board of Selectmen regarding the proposal to appropriate \$15,000.00 from the CTAP

Discretionary Fund, and for said moneys to be expended on determining a cost estimate and conducting a preliminary traffic study for the construction of a Town road within the southern tier of the Circumferential Highway right-of-way. 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 (6 –0).

B. 15th Annual Spring Planning and Zoning Conference

Chairman Barnes noted that the Town would pick up the conference fee for any member of the Planning Board who wished to attend the Annual Spring Planning and Zoning Conference.

C. Sagamore Park Road Right-Of-Way

Chairman Barnes referenced a letter from Steve Malizia regarding the Sagamore Park Road Right-of-Way. Selectman Maddox said a developer had approached the NH-DOT, looking to buy that parcel. He then stated that, if the parcel was sold, the Town would lose the ability to ever widen the exit ramp onto Lowell Road to two lanes.

Ms. McGrath moved to send correspondence to the Board of Selectmen indicating that the Planning Board is opposed to the sale of the Sagamore Park Road Right-Of-Way as described in the memorandum from Steve Malizia dated February 15, 2008. Ms. Chadwick 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 (6 –0).

D. PSNH Issues

Mr. Cashell referenced a letter, dated February 21, 2008, regarding Mammoth Green. He said the name of the road would be Senter Road. He discussed the overflow of catch basins which had been put in many years ago, saying the Town had initiated an emergency plan to contain the overflow. He said a swale had been constructed, adding that storm water would flow into an 18-inch culvert and then to natural drainage. He said the swale was working but that a more permanent solution was needed. He said the project would be brought before the Planning Board as soon as a plan had been completed.

Selectman Maddox reiterated his quote that no good deed goes unpunished, adding that the Planning Board had bought into the Qroe Farm vision. He said street flow was

going over the roadway. He said it was fortunate that the Planning Board had required final engineering review before the plan could be approved.

Mr. Cashell said the Town would have to get involved with a consultant engineer at some point.

Ms. McGrath expressed concern about the drainage.

Mr. Cashell reminded the Board that the development would only consist of 30 home sites. He said Mr. Baldwin's vision was still intact, adding that the drainage problem was not solely caused by the developer. He said the problem had to be corrected, adding that it could be resolved.

XIII. ADJOURNMENT

All scheduled items having been addressed, Selectman Maddox made a motion to adjourn. Ms. Chadwick 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 10:16 p.m.

Date: March 17, 2008

James Barnes, Chairman

J. Bradford Seabury, Recorder

Marilyn McGrath, Secretary

Transcribed by:
Joseph F. Hemingway and J. Bradford Seabury

These minutes were accepted as submitted following review at the 06-11-08 Planning Board meeting.

These minutes were subsequently accepted as amended following second review at the 08-13-08 Planning Board meeting.

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**HUDSON PLANNING BOARD Meeting Minutes
February 27, 2008**

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The following change was made in accordance with the Board's review of these minutes at its August 13, 2008, meeting:

Page 5, Stipulation 7 — The mistyped text string "higha t" was corrected, so that the phrase now reads "4-feet high at time of planting ."