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**HUDSON PLANNING BOARD  
MEETING MINUTES  
August 8, 2007**

**I. CALL TO ORDER**

Chairman Barnes called this Planning Board meeting to order at 7:05 p.m. on Wednesday, August 8, 2007, in the Community Development meeting room in the Hudson Town Hall basement.

**II. PLEDGE OF ALLEGIANCE**

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

**III. ROLL CALL**

Chairman Barnes asked Mr. Carroll to serve as Acting Secretary 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, Vincent Russo, Terry Stewart, Richard Maddox (Selectmen's Representative), and Suellen Quinlan (arrived at 8:09 p.m.).

**Members**

**Absent:** Marilyn McGrath (excused).

**Alternates**

**Present:** Brion Carroll, William Cole, and Ken Massey (Selectmen's Representative Alternate).

**Alternates**

**Absent:** None. (All present.)

**Staff**

**Present:** Town Planner John Cashell.

**Recorder:** J. Bradford Seabury.

**IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS**

Chairman Barnes seated Mr. Cole in place of Ms. McGrath and Mr. Carroll in place of Ms. Quinlan. He then noted that the public hearing for the proposed zoning amendment was listed on the agenda for later in the evening but was also listed as

being held at 7:00 p.m., and he asked what the Board wished to do. Mr. Russo suggested having the public hearing at this time, with the general consensus being in favor.

## VII. PUBLIC HEARING

Chairman Barnes declared the Public Hearing to be open at 7:06 p.m., and he then read aloud the text of the proposed zoning amendment, as follows:

**Amend the Official Zoning Map of the Town of Hudson by re-zoning from General-One (G-1) to Residential-One (R-1), the following residentially developed roadways and their abutting parcels, which are located (generally) to the north and west of Robinson Pond: Beechwood Road, Stoney Lane, Stonewood Lane, Heritage Circle, Jeremy Lane, Boulder Drive, Terra Lane, Chagnon Drive, Henry Drive, Rear Henry Drive, Maureen Lane and the following individual parcels fronting on Robinson Road and Sandalwood Road: 124 – 130 and 144 – 154 Robinson Road and 3 Sandalwood Road. All of the aforementioned parcels are shown as having the following parcel identification numbers on the Town Assessor's Map: 124-003-000 through 124-033-000, Map 124-035-000 through 124-080-000, Map 133-010-001, 133-028-000, Map 116-001-000 through 116-090-000, Map 117-040-000, 117-041-000, Map 111-028-000 through 111-044-000 and Map 111-055-000 through 111-067-000.**

Chairman Barnes asked if there were any questions or comments from the audience. No one rising to speak, he declared this Public Hearing to be closed at 7:09 p.m. He then stated that the Board would take action on this item following completion of the public business for which the audience was in attendance.

## V. CORRESPONDENCE

Chairman Barnes noted that items of correspondence received in 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.

## VI. PERFORMANCE SURETIES

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

Chairman Barnes then stated that he would take up a couple of **Old Business** items out of order, for the convenience of anyone who might be here for those items.



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Selectman Maddox moved to defer further review of the Mammoth Green Estates (aka Nadeau Farm Qroe Subdivision) plan, date specific, to the August 22, 2007, meeting. 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 (7-0).

Selectman Massey returned to his seat at the table as a nonvoting alternate.

**IX. DESIGN REVIEW PHASE**

**A. RiverPlace (a.k.a. Green Meadows Golf Club Inc.)      Map 239/Lot 001  
43 Steele Road**

**Pursuant to NH RSA 676:4(II)(b), the Planning Board will conduct a Design Review Phase of the traffic analysis and roadway network design associated with the proposed RiverPlace Lifestyle Center, 43 Steele Road, Map 239/Lot 001 Applicant: Green Meadows Golf Club, Inc. Public is invited to attend. Deferred Date Specific from the May 23, 2007, Planning Board meeting.**

Chairman Barnes read aloud the published notice, as repeated above. He then stated that he wanted to get through this item before the 9:00 p.m. break.

Atty. Jay Leonard, legal representative of the applicants, asked for a copy of the staff report. He then asked if there were any questions with respect to his letter regarding Mr. Cole. Atty. Leonard noted that discussions were becoming more important, adding that persons seated on the Board were becoming more important. He then noted that Atty. Raymond from Cleveland, Waters, and Bass was in attendance at tonight's meeting and would like to make a few comments.

Atty. Raymond addressed the disqualification issue regarding Mr. Cole, and he referenced a letter from Atty. Westgate, dated March 20, 2007; referenced a hearing on May 23, 2007, at which Atty. Leonard had requested that Mr. Cole step off the Board; and noted that he had sent a letter to the Board of Selectmen on June 26, 2007. He said the issue was important, stating that NH case law said the issue had to be brought up as soon as possible. He said the issue had been raised but not dealt with, noting that disqualification was dealt with in RSA 673-14. Stating that the documentation that had been provided to the Board showed that Mr. Cole did not meet the juror qualification standard, he cited several examples from that documentation, contending that Mr. Cole had demonstrated his opposition to the Green Meadow project. He said a fair and impartial hearing was a constitutional right in New Hampshire, adding that he did not feel that would be possible with Mr. Cole sitting on the Board. He said in New Hampshire, if someone were sitting on the Board who should not have been sitting, the remedy was to void the decision of the Board, noting that a lot of time and effort would be going into this case and that having that all go for nothing would not be a result that

anyone would look forward to. Chairman Barnes pointed out that tonight's meeting was conceptual, and he referenced RSA 676:4, Paragraph II, Subparagraph A, noting that statements were not binding. Atty. Raymond said Mr. Cole was being asked to be disqualified for statements he had made outside the Planning Board process, and he argued that that RSA did not apply. Chairman Barnes referenced RSA 673:14, Paragraph II. Atty. Raymond said that was why Atty. Leonard had asked for someone on the Board to ask for such a vote.

Atty. Leonard asked if the Board were not going to take up that issue. Chairman Barnes answered in the affirmative, noting that only a Board member could ask for such a vote. Atty. Leonard said he was concerned, because appearance was as important as actuality. He asked the Board to keep the issue fresh in its mind.

Atty. Leonard said that Mr. Jeffery Santacruce, from GPI, was the traffic engineer, noting that tonight's discussion would focus on the bypass and the interchange. He said a roadway consensus would be requested by the Planning Board and the Board of Selectmen before the formal roadway process would begin, but the Board's questions regarding the interchange would be addressed by Mr. Santacruce. Atty. Leonard said the plans had been given to Mr. Kennedy, adding that he would be asking for a consensus to move forward. Chairman Barnes asked Mr. Cashell regarding Mr. Kennedy's status. Mr. Cashell said Mr. Kennedy had said he needed time to go over the plans and would get back to the Board, most likely on September 12, 2007. Mr. Carroll asked about the plans given to Mr. Kennedy, specifically traffic information. Atty. Leonard said that traffic information was not included, saying the process was not yet to that point.

Atty. Leonard said the plans took a look at the concept of a bypass that would require an intersection with Lowell Road or River Road and an intersection or an interchange with the Sagamore Bridge. He said the theory was to relieve the pressure on the Lowell Road corridor. He said that Mr. Mueller, of GPI, had suggested that the emphasis be on the intersections with Sagamore Bridge, Lowell Road, and Dracut Road. Atty. Leonard said the original plan had been reworked, taking traffic coming from the east into consideration and also taking access to and from the industrial park into consideration.

Atty. Leonard referenced Drawing 1 of 3, noting access through the Sam's Club site, the Vectron Drive access, and the Stuart Street access. He said all accesses were possible, adding that these accesses would work with a bypass.

Mr. Santacruce referenced Drawing 2 of 3 and discussed access to the site from the Daniel Webster highway. He said the access would carry approximately 6,100 cars during the evening peak hours, saying that would be the worst-case scenario. He said the plan also provided a westbound connector onto the Sagamore Bridge Road from the industrial park. He said the plan would eliminate approximately 1,300 cars out of the Lowell Road/Sagamore Bridge intersection during peak hours.

Mr. Santacruce then discussed traffic coming from the east, referencing a ramp to the site. He said returning to the east from the site was more complicated, but the solution was to add a right-turn slip ramp. He also suggested that some of the traffic could go through Vectron Drive. Mr. Santacruce explained that the plan would work

with a future east-west connector, extending from the Sagamore Bridge Road over to Route 111.

Atty. Leonard asked for questions from the Board.

Selectman Maddox said it was a pretty five-pound bag, asking how many square feet the applicant was talking about. Atty. Leonard said the road capacity would determine what would go on the site. He said the applicant would not be asking for the same intensity of development as W/S Development, the previous applicant, had requested. He said the applicant was talking about uses, adding that mixed uses were a possibility, and that he hoped to present a plan of potential uses to the Board within a month.

Selectman Maddox noted there had been some structures on W/S Development's plan that were 360,000 ft<sup>2</sup>. Atty. Leonard said the applicant was trying to come up with a transitional use that would be consistent with the zone. If those types of uses were shown on the plan, he said, the roads would have to be able to handle the traffic, adding he was not sure the roads would be able to do that.

Mr. Carroll said he thought the plan looked a lot better. He said he liked the fact that Atty. Leonard had said the uses would be determined by the capacity of the roadways. Atty. Leonard said the interchange was complicated but that there were several around. He said there would be two overpasses over the interchange. Mr. Santacruce said Exit 13 in Concord was similar to the proposed interchange.

Ms. Quinlan arrived at 8:09 p.m. and took her regular seat at the table, although not recognized by the Chairman for the inprocess item.

Ms. Stewart asked if the people who lived on Flagstone would have a way to go eastbound. Mr. Santacruce said they would use existing roads.

Atty. Leonard said the plan reduced the impact to the wetlands by about an acre and a half. Mr. Santacruce explained how the proposed plan differed from the W/S Development plan, noting several ramps that had been removed.

Atty. Leonard said the process would be a long one. He noted the applicant would be asking to break access to Sagamore Bridge Road and to change its classification.

Atty. Leonard displayed the plan for the interchange. He said he hoped for consensus from the Board regarding the bypass and interchange, saying the purpose was to alleviate traffic off of Lowell Road. Mr. Santacruce discussed the bypass, noting the plan utilized a straight-through movement. Atty. Leonard said River Road would be a T-intersection at the bypass. Mr. Santacruce explained how the T-interchange would work.

Atty. Leonard noted a couple of houses that were adjacent to the intersection. Mr. Santacruce said access to those houses would be by way of a shared driveway, acting as a dead-end street. He said there would not be any taking of property.

Atty. Leonard said he hoped the Planning Board would let him know how it wanted the applicant to proceed.

Mr. Carroll said he still had concern about traffic on Dracut Road and River Road. Atty. Leonard said traffic was about 1,400 cars per peak hour on the Dracut Road side of the Dracut Road/River Road interchange and about 1,900 cars per peak hour on the River Road side of the interchange. By taking 700 cars per hour off from the River Road side, he said, the Dracut Road side would flow more freely.

Mr. Cole referenced the May 17, 2007, letter, noting the letterhead said Friel Golf Management, Inc. but was signed by Green Meadows Golf Club, Inc. He asked who the Board was dealing with. Atty. Leonard said the Board was dealing with Green Meadow Golf Club, Inc. Mr. Cole said he understood all the words that had been said but that he had no idea why the Board was here tonight. He asked what the goal of the applicant was. Atty. Leonard said the goal was to provide the Town with a responsible plan for approximately 400 acres, adding that considerable planning was required.

Mr. Cole said this was an action plan and he asked how the applicant would know if the plan were successful. Chairman Barnes said one goal might be to build the highway. Mr. Cole said he did not have a problem with building a highway, noting that it was attainable and quantifiable.

Mr. Hall stated that Atty. Leonard was not in the business of building roads but rather developing properties; he then stated that the ultimate goal was a site plan. Atty. Leonard concurred.

Mr. Hall said the plan for the proposed intersection was a big improvement over W/S Development's plan, adding that the rest of the plan was exactly the same as the W/S Development plan. He said he was strongly opposed to what was being proposed for River Road, noting that he had previously stated the reasons for his opposition. He said traffic would go through the neighborhoods to get to the site. Atty. Leonard responded that the applicant intended to research how traffic moved through the area and would make off-site improvements based on that research. Mr. Hall reiterated his concern about traffic moving through the neighborhoods to get to the site; he then suggested redesigning the roadway so that left turns would be required for cars coming north on River Road and adding a free right turn for cars traveling south on River Road. Mr. Hall then concluded by saying there was no need to have roads in the wetlands, adding that the roads could be adjusted.

Chairman Barnes expressed agreement with Mr. Hall, adding that he liked the access from the east but had a general concern about the intersection with the connector and River Road. He asked if DOT approval were required. Atty. Leonard answered in the affirmative.

Mr. Carroll said the applicant had to be creative with the Dracut Road side of the site. Atty. Leonard said he had spoken to some of the neighbors, who had said they did not want access to the site from Steele Road.

Selectman Maddox said it still depended on what was going on the site. He said he liked what was being proposed for the interchange, but he did not think the State would do much until it knew what was going on the site. Atty. Leonard expressed agreement, adding that he just wanted to initiate the discussion with the State.

Town Planner Cashell said he had been asked by a member of the audience to ask if the applicant would be willing to spearhead support for a charette type of review for future development of the site, adding he thought that was premature. He said local support for development of the site would be necessary. Atty. Leonard said the applicant would present and talk about uses before the Board, adding that roads would be a factor. He said he felt the Town would support the project based on the resources it offered the community.

Mr. Cashell noted that W/S Development had wanted to master-plan the site, adding that the residents had to be brought into the process. He said the applicant had the right to develop the property—adding that, if the Town did not want to go along with the master plan idea, the applicant could develop the property on a parcel-by-parcel basis. He suggested that all concerned should work cooperatively on the project. Chairman Barnes expressed agreement with Mr. Cashell, adding that the Town's people needed to be behind the project. Atty. Leonard said the applicant was talking with the community and would continue to work with the community.

Mr. Cashell said, in designing the perfect traffic flow pattern, the goal had to be unimpeded traffic flow—adding that he was not a big fan of the proposed intersection at the Sagamore bridge. He said a free-flow of traffic should be the goal.

Mr. Cashell asked if Mr. Santacruce were comfortable with the last meeting date in September. Atty. Leonard said it could be done on September 12, 2007.

Mr. Cole asked what the Planning Board would do on September 12, 2007. Mr. Cashell said Mr. Kennedy would come in with his report. Mr. Cashell said the Green Meadows team could also be present, adding that the applicant needed to do something with Dracut Road. Atty. Leonard said they would look at it and be prepared to talk about it at the September 12, 2007, Planning Board meeting.

Selectman Maddox suggested that the Board members be given copies of things being presented in advance of the meeting.

Mr. Cole said Mr. Kennedy needed to be given up-to-date information so he could present a coherent report.

Mr. Carroll said the discussion should focus on the interchange at the Sagamore bridge. Mr. Hall concurred.

Selectman Maddox moved to defer further review of RiverPlace (aka Green Meadow Golf Course, Inc.) date specific, to the September 12, 2007, Planning Board meeting. 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 (7–0).

Chairman Barnes declared a break at 9:03 p.m., calling the meeting back to order at 9:18 p.m.



X. NEW BUSINESS/PUBLIC HEARINGS

A. Advanced Self Storage  
SP# 08-07

Map 251/Lot 12 & 13  
River Road

**Purpose of Plan: To develop 28,130 S.F. of individual storage rental units for public use. Application Acceptance & Hearing.**

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

Chairman Barnes recognized Ms. Quinlan, seating her at her regular position as a voting member of the Hudson Planning Board, and returned Mr. Carroll to his regular position as a non-voting alternate member of the Hudson Planning Board.

Chairman Barnes asked Mr. Cashell if the application were ready for Application Acceptance. Mr. Cashell answered in the affirmative.

Selectman Maddox moved to accept the Advantage Self Storage Site Plan application, calling for the construction of 28,130 ft<sup>2</sup> of individual storage rental units for public use. Mr. Russo 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 (7-0).

Mr. Patrick Coleman, from Keach-Nordstrom, identified the plans as **Map 251/Lots 12 & 13**, Sheet 2 of 14, dated May 30, 2007, with revisions through July 30, 2007 and Sheet 5 of 14, same date and revisions. He referenced the existing conditions, adding that the two lots would be merged into one lot with River Road to the west. He said a two-story wood-frame building existed on the property, as well as a two-story barn and out-buildings, noting that the two-story barn and the out-buildings would be eliminated, being replaced by seven new self-storage buildings, which he described as being wood-frame on slab. He said there would be two curb-cuts, noting that the southern cut would be the primary cut and the northern cut would be used by the Fire Department. He stated that the entire site would be fenced, with gates at either end. He said four parking spaces were being proposed, adding that there would be site lighting, septic, landscaping, and drainage improvements.

Mr. Coleman said two New Hampshire State permits, for two driveway cuts and septic approval, were pending, and he noted that several waivers were being requested, as follows: Noise Impact Study, Fiscal Impact Study, HISS Mapping, Parking and Loading Requirements, and Parking Lot Landscaping Requirements.

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 questions and comments.

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Ms. Stewart asked if there would be storage for campers, etc. Mr. Coleman answered in the negative.

Chairman Barnes asked how trucks would maneuver through the site. Mr. Coleman said the site was designed for single-unit box trucks—for example, a 14-foot U-Haul truck.

Chairman Barnes asked how many units would be built. Mr. John Cresta stated that there would be approximately 200 units.

Chairman Barnes asked about traffic flow. Mr. Coleman said that a traffic report was included in the staff report. He said the project would generate about nine or less additional vehicle trips.

Ms. Stewart asked about the third gate. Mr. Coleman said it would be used for maintenance of the stormwater area.

Selectman Maddox asked about the Fire Department letter. Mr. Cashell said he had the letter, adding that the Fire Department was satisfied with the plan.

Selectman Maddox noted that the applicant had not asked for a waiver for two driveways on one lot. Mr. Coleman said there were currently two lots so two driveways would be allowed. Selectman Maddox said the applicant was requesting that the two lots be consolidated; if that were to happen, he argued, only one driveway would be allowed. Mr. Coleman said the NH DOT would handle that, since the property was on a State road. Selectman Maddox stated that he thought the State was trying to reduce curb cuts, adding that he was surprised by Mr. Coleman's answer. Mr. Cashell said the Fire Department had insisted on the second driveway more than the applicant. Mr. George Chadwick said the State was trying to reduce the number of curb-cuts but allowed a second curb-cut if there were enough frontage, noting that this site had enough frontage.

Mr. Hall said the regulations stated that a waiver would be required for more than one driveway per site. Mr. Chadwick said the applicant would ask for that waiver.

Ms. Quinlan said there would not be much traffic generated by the site. She said she was in favor of two driveways. Mr. Chadwick noted that the second gate was for emergency access only.

Mr. Hall asked about elevations, adding that he would want to see a rendering before he approved the plan. Mr. Hall then asked about the CAP fee calculation. Mr. Cashell referenced Item K in his staff report.

Ms. Stewart said she wanted a note on the plan stating that there would not be campers, etc., stored on the site. Mr. Chadwick said that would not be a problem.

Selectman Maddox reiterated his objection to the two curb-cuts.

Mr. Cashell expressed concern about other possible uses on the site if the capacity was there. Mr. Cresta pointed out that there would not be any power in the units. Mr. Coleman said the lighting plan was on Sheet 8 of 14.

Mr. Chadwick said the intent was to have a greenish-color asphalt shingle roof with clay-type color siding. Mr. Cresta said the roof was pitched at 5/12.

Chairman Barnes asked about the sight distance between this project and the possible daycare center. Atty. J. Bradford Westgate, the applicant's legal representative, said Mr. Cresta had committed a 70-foot sight distance easement to the owner of the daycare center property.

Mr. Cole asked what a sight distance easement was. Atty. Westgate said the Planning Board had required on many occasions that an owner of a site that did not have 400 feet of safe sight distance make arrangements with adjoining property owners to grant a sight distance easement, in the event that trees, etc., needed to be cleared to achieve the 400-foot sight distance requirement. He said in this case, Mr. Cresta would do the clearing.

Mr. Cole said he felt the sight distance requirement for the day care center would be hard to achieve. Mr. Chadwick said his client would accommodate the owner of the daycare center if additional trees needed to be removed to achieve the 400-foot sight distance requirement.

Selectman Massey said GIS would show 400 feet of sight distance, noting that the lot had a rise in it and that there really was not 400 feet of sight distance. He said this would be a problem for the other applicant.

Mr. Hall said the easement should be shown on the plan. Mr. Chadwick said that a note would be added to the plan.

Chairman Barnes said the Board wanted to see elevations.

Mr. Russo asked about the square footage of the two-story building. Mr. Cresta said the first level was 1,700 ft<sup>2</sup>. He said the total square footage was about 3,000 ft<sup>2</sup>.

Mr. Russo said he felt a couple more parking spaces would be required. Mr. Chadwick described the office space, noting the office space was actually about 500 ft<sup>2</sup>.

Chairman Barnes reviewed the list of concerns and requirements.

Selectman Massey asked if the Fire Department had reported on the ability to store hazardous materials in the units. Mr. Coleman quoted Note 11 on Steve Dube's review letter. Selectman Massey said that statement should be revised to state that no hazardous materials could be stored in the units. Atty. Westgate noted that households could store hazardous materials so it would not make sense to put that restriction on the storage units. He suggested that the Board go along with the Fire Department's recommendations.

Mr. Russo asked for confirmation from the Fire Department. Mr. Cresta said he was building fire walls to separate the units.

Ms. Quinlan moved to defer further review of Advantage (aka Advanced) Self Storage, date specific, to the September 12, 2007 Planning Board meeting. 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 (7-0).

**B. Amend the Official Zoning Map of the Town of Hudson**

**Amend the Official Zoning Map of the Town of Hudson by re-zoning from General-One (G-1) to Residential-One (R-1), the following residentially developed roadways and their abutting parcels, which are located (generally) to the north and west of Robinson Pond: Beechwood Road, Stoney Lane, Stonewood Lane, Heritage Circle, Jeremy Lane, Boulder Drive, Terra Lane, Chagnon Drive, Henry Drive, Rear Henry Drive, Maureen Lane and the following individual parcels fronting on Robinson Road and Sandalwood Road: 124 – 130 and 144 – 154 Robinson Road and 3 Sandalwood Road. All of the aforementioned parcels are shown as having the following parcel identification numbers on the Town Assessor's Maps: 124-003-000 through 124-033-000, 124-035-000 through 124-080-000, 133-010-001, 133-028-000, 116-001-000 through 116-090-000, 117-040-000, 117-041-000, 111-028-000 through 111-044-000 and 111-055-000 through 111-067-000.**

Chairman Barnes addressed the proposed zoning amendment article which had been presented for a public hearing earlier in the evening. He then asked Mr. Cashell about Map 1-11/Lot 55-0, noting that it was next to the adjoining lot. Mr. Cashell said it was listed correctly.

Following a discussion about the grammatical format of the text for the proposed amendment article, Mr. Russo moved to approve for the 2008 Town Warrant the following rezoning amendment to the Official Zoning Map of the Town of Hudson, by re-zoning from General-One (G-1) to Residential-One (R-1), the following residentially developed roadways and their abutting parcels, which are located (generally) to the north and west of Robinson Pond: Beechwood Road, Stoney Lane, Stonewood Lane, Heritage Circle, Jeremy Lane, Boulder Drive, Terra Lane, Chagnon Drive, Henry Drive, Rear Henry Drive, Maureen Lane and the following individual parcels fronting on Robinson Road and Sandalwood Road: 124 – 130 and 144 – 154 Robinson Road and 3 Sandalwood Road. The aforementioned parcels include the following parcel identification numbers on the Town Assessor's Maps: 124-003-000 through 124-033-000, 124-035-000 through 124-080-000, 133-010-001, 133-028-000, 116-001-000 through 116-090-001, 117-040-000, 117-041-000, 111-028-000 through 111-044-000 and 111-055-000 through 111-067-000.

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 (7-0).

## XI. MINUTES OF PREVIOUS MEETING(S)

Chairman Barnes noted that he had requested the minutes for the meetings of March 14<sup>th</sup> and 28<sup>th</sup> and April 4<sup>th</sup> to be reviewed, but the hardcopy minutes for the April 4<sup>th</sup> meeting had not been distributed, although copies of the March 14<sup>th</sup> and 28<sup>th</sup> minutes had been provided in previous meeting packets. Town Planner Cashell questioned whether the office had minutes for the April 4<sup>th</sup> meeting; Mr. Hall demurred, stating that he had received copies of those minutes in response to his request. Town Planner Cashell said Mr. Hall had been the only person to request hardcopies. Chairman Barnes demurred, stating that the decision of the Board had been that hardcopies of all draft minutes would be provided to all Board members for review.

Chairman Barnes said he would like at least to get through a couple sets of minutes. He then addressed the minutes for the meeting of March 14, 2007 Planning Board, asking if there were any changes or corrections.

Mr. Hall referenced Page 6, 4<sup>th</sup> paragraph, second sentence, requesting that the word "said" be added after "Mr. Weitzan" so that the sentence now reading "Mr. Weitzan things shown on the plan ..." would read "Mr. Weitzan said things shown on the plan ...."

Mr. Hall referenced page 10, last line on the page, requesting that the phrase reading "he would amend to motion to include" be changed by replacing the first instance of "to" to "the," so that the phrase would read "he would amend the motion to include ...."

Mr. Hall referenced Page 12, last paragraph, requesting that the first sentence, which now read "Mr. Cashell said the applicant had had met with Director Sullivan ...," be changed by removing the redundant "had," so that the sentence would read "Mr. Cashell said the applicant had met with Director Sullivan ... ."

Mr. Barnes referenced Page 14 fourth paragraph from bottom, noting that the first sentence read "Selectman Maddox said he had spent time with his closest associates the previous day, noting that they had indicated they wanted to stop development." He expressed confusion as to what this meant. Selectman Maddox said he did not recall making this statement. Chairman Barnes requested that the minute-taker review the meeting tapes to see who made the statement and revise the text accordingly.

Mr. Hall referenced Page 12, second paragraph, noting that the first sentence read "Mr. Hall noted that the issue had been significant expansion of use." He requested that the indefinite article "a" be inserted ahead of "significant expansion," so that the sentence would read "Mr. Hall noted that the issue had been a significant expansion of use."

No further changes being brought forward, Ms. Quinlan moved to approve the March 14, 2007, Planning Board minutes as amended. Mr. Cole seconded the motion.

Mr. Russo expressed objection, saying the Board was being asked to approve minutes when the Board members did not know what change would be made with respect to the questioned quotation attributed to Selectman Maddox on Page 14.

Ms. Quinlan withdrew her motion.

Chairman Barnes said approval of these minutes would be deferred to the next meeting.

Chairman Barnes then addressed the minutes for the meeting of March 28, 2007 Planning Board, asking if there were any changes or corrections.

Mr. Hall referenced Page 8, last paragraph, noting that the second sentence started with "wee"; he suggested that it should have started with "was."

Mr. Hall referenced Page 10, the middle of the 2nd paragraph, noting that it should have read as follows: "as well as *what* might happen ..."

Mr. Hall referenced Page 16, 2nd paragraph, noting that "building permit" should have been "Planning Board."

Chairman Barnes referenced Page 17, 2<sup>nd</sup> paragraph under **Other Business**, noting that "CTAP" should have been included.

No further changes being brought forward, Mr. Hall moved to approve March 28, 2007, Planning Board minutes as amended. 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 (7-0).

Chairman Barnes said the April 4<sup>th</sup>, 11<sup>th</sup>, and 25<sup>th</sup> would be reviewed at the next meeting, adding that the Board needed printed copies of the minutes.

Mr. Russo asked if the minutes to be reviewed could be listed on the agenda.

## **XII. ZBA INPUT ONLY**

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

## **XIII. OTHER BUSINESS**

Selectman Maddox referenced a letter from the Town Attorney about Nadeau Farms subdivision, adding that it might be appropriate to ask Atty. Buckley to attend a Planning Board meeting to talk about the subdivision before the applicant came before the Board. Chairman Barnes noted that the Nadeau Farms case had been deferred to the August 22, 2007, Planning Board meeting. Mr. Cashell said Atty. Buckley and Atty. Griffin both felt the outstanding issues in the letter could be resolved by August 22, 2007. Selectman Maddox questioned meeting with the applicant before getting the issues resolved. Chairman Barnes said the case could be deferred if the issues could not be resolved by August 22, 2007.

Selectman Massey said the Board of Selectmen agenda for next week included the appointment of the selectman representative to the Minor Site Plan Committee. Mr. Cashell said the earliest meeting would be in October. Selectman Massey suggested that the Planning Board modify the site plan to read that the member could be either a regular member or an alternate member of the Planning Board. Chairman Barnes said that could be taken up as a workshop item.

Mr. Cashell said BAE would be in for a conceptual review on August 22, 2007. He said he would ask the Board to review the minor modification on the site.

#### XIV. ADJOURNMENT

All scheduled items having been addressed, Selectman Maddox made a motion 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 10:29 p.m.

Date: September 3, 2007

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James Barnes, Chairman

J. Bradford Seabury, Recorder

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Brion Carroll, Acting Secretary

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

*These minutes were approved as submitted following review at the 10-03-07 meeting of the Hudson Planning Board.*