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**HUDSON PLANNING BOARD
MEETING MINUTES
May 23, 2007**

I. CALL TO ORDER

Chairman Barnes called this Planning Board meeting to order at 7:00 p.m. on Wednesday, May 23, 2007, in the Community Development meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

Chairman Barnes asked Atty. Buckley 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, Suellen Quinlan, Vincent Russo, and Richard Maddox (Selectmen's Representative).

Members

Absent: None.

Alternates

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

Alternates

Absent: None. (All present.)

Staff

Present: Town Planner John Cashell and Assistant Town Planner Cynthia May.

Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman Barnes seated Mr. Carroll in the open member position left vacant by Mr. Turcotte's resignation.

V. MINUTES OF PREVIOUS MEETING(S)

Chairman Barnes noted that there was one set of minutes to review in tonight's packet, stating that those minutes would be reviewed at the June 2007 Planning Board workshop.

VI. 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.

VII. PERFORMANCE SURETIES

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

VIII. OLD BUSINESS

Chairman Barnes noted that there were no **Old Business** items to discuss at tonight's meeting, which had been scheduled for the specific purpose of reviewing the Conceptual plans for Sam's Club, the ZBA Input item for Continental Paving, and the design review for the RiverPlace project.

IX. NEW BUSINESS/PUBLIC HEARINGS

Chairman Barnes noted that there were no New Business/Public Hearings items to discuss at tonight's meeting, for the same reason.

X. CONCEPTUAL REVIEW ONLY

**A. Sam's Club Conceptual
CSP# 05-07**

**Map 228/Lot 004
7 Wal-Mart Blvd.**

Plan Amendment for approval of seasonal outdoor vehicle and RV sales display areas in the locations shown on the Conceptual Site Plan. The proposed sales events will be conducted monthly, between the months of April and September, with each sales event lasting no longer than four days at a time. Deferred Date Specific from the May 9, 2007, Planning Board Meeting.

Town Planner Cashell noted that everything regarding this case was in the Staff Report included in tonight's packet.

Atty. Minton, appearing as the legal representative of the applicant, distributed plans to the members of the Board. Atty. Minton said the revised Site Plan would allow future outdoor display of vehicles and RVs between the months of April and September. She said the cars and RVs would be parked in the parking lot and there would be 14 to 20 vehicles on display at any given time.

Ms. McGrath asked how last year's sales events differed from the plan being presented. Atty. Minton said the proposed sales events would be the same. Sam's Club Manager Flarety said he thought there were about 20 campers on the site last year, stating that the sale did not affect traffic at all.

Ms. McGrath asked if code enforcement had been involved last year. Mr. Cashell said Director Sullivan had visited the site and had informed the applicant that site plan review would be required. Ms. McGrath said she wanted to see the report regarding the site visit. She said she had driven by the site last year, noting that the sale seemed to be large in scope.

Atty. Minton explained where the RVs would be parked.

Ms. McGrath said she was concerned about past Sam's Club proposals, noting that Sam's Club had promised that there would not be trailers stored on the site, but in fact there were trailers stored on the site. Atty. Minton expressed a belief that the storage trailers were at Wal-Mart, not Sam's Club. Ms. McGrath expressed disagreement. Mr. Flarety confirmed that there was a vendor trailer stored at Sam's Club, noting that it would be gone shortly. Ms. McGrath stated that as far as she was concerned, Sam's Club had a credibility problem.

Ms. Quinlan said, as long as the plan was marked with cross-hatching for the RV sales, she did not have a problem with it. She then stated the plan that was being presented was not accurate, however, because it did not reflect the existing gas facility. She said the plan that the Board had in front of it was not the most up-to-date plan.

Selectman Maddox also noted that the plan that had been distributed to the members of the Board was not the most up-to-date plan. He said he had heard that for security purposes people had spent the night in the event trailers last summer. Mr. Flarety said that was not true. He said that occasionally, people traveling through the area in their RVs asked to spend the night in the Sam's parking lot. He said they were allowed to stay but were told they would have to be gone by 5 a.m. Selectman Maddox said Sam's had the same credibility problem with him.

Mr. Carroll said he did not have a problem with the plan.

Mr. Hall said he wanted to see the current plan.

Mr. Hall moved to approve the request to waive formal site plan review, and to approve the Amended Site Plan for Sam's Club #6352, 7 Wal-Mart Boulevard, Map 228/Lot 004, prepared by APD Engineering, 3445 Winton Place, Rochester, NY, dated April 5, 2007, consisting of one sheet, with the following terms and conditions:

1. The title on the plan will be changed to Amended Site Plan.
2. The Amended Site Plan shall not be recorded at the Hillsborough County Registry of Deeds, but shall be filed in the Community Development Office.

Ms. Quinlan seconded the motion.

Ms. McGrath asked if Mr. Hall would add Stipulation 3, to require the plan to reflect existing conditions. Mr. Hall concurred.

3. The plan shall reflect existing conditions on site.

Ms. McGrath said she would vote against the motion for the reasons she had cited earlier, adding that she had seen the same RVs parked in the parking lot for several days.

Mr. Russo asked if RVs would only be displayed in the cross-hatched area. Mr. Flarety said the RVs would stay in the back of the parking lot. Mr. Russo asked if the vehicles would be parked parallel to the curb. Mr. Flarety answered in the affirmative, adding that he was a Hudson resident and would monitor the position of the vehicles.

VOTE: Chairman Barnes called for a hand vote on the motion. All members voted in favor except for Ms. McGrath and Selectman Maddox, who both voted in opposition. Chairman Barnes then declared the motion to have carried (5–2).

XI. ZBA INPUT ONLY

A. Continental Paving
ZI# 02–07

Map 100/Lot 003
22R West Road

Wetland/Wetland buffer impact plan. Purpose of Plan: To propose a 24-foot wide paved access drive to the upland portion of the subject parcel. Deferred date specific from the April 25, 2007, Planning Board meeting.

Mr. Hall stepped down to avoid a possible perception of conflict of interest. Chairman Barnes seated Mr. Cole in Mr. Hall's place.

Town Planner Cashell noted that everything regarding this case was covered in his staff report, included in tonight's packet.

Mr. Patrick Colburn, from Keach-Nordstrom, representing the applicant, distributed large-size plans to the members of the Board. He described the property noting that there was a 100-foot-scale plan in the packet that showed the parcel in its entirety, but that the purpose of the plan was to provide access only to the upper portion of the parcel. He said the plan tried to minimize the impact to the wetlands and the wetland buffers on the parcel through the use of various water treatment techniques, stating that there were about 8,600 ft² of wetland impact and 13,805 ft² of wetland buffer impact, with the access drive being 24 feet wide and 400 feet in length. He said the plan had been granted a favorable recommendation for a Special Exception by the Conservation Commission at the February 12, 2007, Conservation Commission meeting. Mr. Colburn said the second piece of the package, entitled Conservation Easement Exhibit Plan,

dated February 2007, showed unaffected wetland and wetland buffer areas on the site. He said the plan showed how a building could be built in the buildable area of the site, noting that the applicant had volunteered to provide a dedicated wetlands conservation easement to protect the wetlands and wetlands buffer areas on the site.

Chairman Barnes asked about a road that went off to the east of the property line towards Map 101, Lot 2. Mr. Colburn said he thought the abutting property was industrial but that he did not know what that road was used for. Chairman Barnes asked why access to the property could not be made using that road. Mr. Colburn said he did not believe access could be made from that road, saying he thought the road lead to nowhere.

Selectman Maddox asked if the building would be limited to 40,000 ft². Mr. Colburn said the drawing showed a conceptual view of how a 40,000 ft² building would fit on the site, but that he was not aware of any proposed use for the site.

Selectman Maddox asked if the Fire Department had looked at the bridge design. Mr. Colburn said he did not think the Fire Department had reviewed the bridge design yet. Selectman Maddox said he was concerned about the footings and the impact on the wetlands. Mr. Colburn said the bridge structures were pre-engineered.

Mr. Carroll said the loads had to be considered when designing the bridge. He said he was concerned about the land the bridge was affixed to. Mr. Colburn said he would need to seek clarification regarding that issue.

Ms. Quinlan noted that the Board was only reviewing the case for **ZBA Input Only** considerations at this time.

Selectman Maddox said that was his point, noting that the Town had had issues with a bridge recently that had changed in design several times, dramatically changing its wetlands impact.

Mr. Cole moved to defer further review of this item date specific to the June 27, 2007, Planning Board Meeting. Ms. Quinlan seconded the motion for discussion.

Mr. Cole said he wanted to hear about the road to nowhere.

Ms. Quinlan reiterated that tonight's review was for ZBA Input Only.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor except for Ms. Quinlan, who voted in opposition. Chairman Barnes then declared the motion to have carried (6-1).

Mr. Hall resumed his position as a voting member of the Board, and Mr. Cole returned to his non-voting alternate position.

XII. 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. The RiverPlace Lifestyle Center is a proposed multi-use commercial development at the 375-acre Green Meadows Golf Club, Inc. property, 43 Steele Road, Map 239 Lot 001. Applicant: W/S Development, LLC, 1330 Boylston Street, Chestnut Hill, MA. Public is invited to attend. Deferred Date Specific from the April 25, 2007, Planning Board Meeting.

Chairman Barnes noted that there had been a change in the direction of this case, and he asked Mr. Cashell to explain. Mr. Cashell said the applicant had withdrawn all of its applications regarding the RiverPlace project. He said Atty. Jay Leonard was at tonight's meeting to provide insight into the future plans for the Green Meadow property.

Atty. Leonard, legal representative for Green Meadow Golf Club, Inc., said the Friel family were the owners of Green Meadows Golf Club, noting that the Friels were committed to responsibly developing the property. He said he had thought one of the problems of the master plan that had been proposed by W/S Development had been that it was overwhelming. He said the Friel family would listen to the comments of the Board, adding that he hoped the process would include workshops. He said the Friel family had asked to be named as the developer. Stating that the roads and wetlands were important topics, Atty. Leonard said there was plenty of room for discussion. He said the applicant wanted to use Phase 1 as a backdrop, adding that this was up for discussion. He noted that the property was important to the town because Exit 2 from the U.S. Route 3 highway was already there. He said W/S Development had taken the project across the river but had left the impacts with Hudson. He suggested that the Green Meadow property was probably the most important piece of property in Hudson at this time.

Atty. Leonard said the first question regarded Exit 2 and the Town of Hudson, saying that question had some give and take. He said there might be the possibility of connecting to the industrial park next door, as he thought had been mentioned by Mr. Hall. He stated that a connection to the Sagamore Bridge road was important to the proposed bypass, adding that he thought the bypass was essential for good planning—but that, if the Planning Board did not want the bypass, that could be discussed. He said there could also be discussion about access through Vectron Drive, adding he looked forward to that discussion. Atty. Leonard said the intersection at Lowell Road was a concern, saying the applicant would address that concern. He said there was some confusion as to how a Master Plan worked into the plan, adding that the secondary uses shown were for planning purposes only, and also that the details of the uses could be worked out.

Atty. Leonard said the project would require discussions regarding a library, police station, town hall, other intersections, etc., adding that the applicant also was willing to discuss the Circumferential Highway. He said his biggest concern was the lack of discussion between all parties, and he suggested setting time aside for discussions. He said he wanted to be able to discuss alternative plans with the Board regarding the roads. He said the applicant was disappointed that W/S Development had pulled out. He then concluded by saying he looked forward to working with the Town.

Mr. Hall told Atty. Leonard that he (Mr. Hall) did not mention a connection to the industrial park, as Atty. Leonard had said, clarifying that his concern was about traffic entering from east of the Merrimac River. He said the interchange was one of the big issues. He mentioned Atty. Leonard's comment about a connection to Lowell Road, asking if Atty. Leonard meant the connection to River Road. Atty. Leonard answered in the affirmative. Mr. Hall said that connection was dependent on the interchange, adding that the bypass to River Road did not make sense to him. Expressing a belief that people coming up Dracut Road would use back roads to get to the bypass, he said the Sagamore Bridge Road would be a good place to start the discussion. Atty. Leonard expressed agreement.

Mr. Carroll said he had not thought W/S Development's plan was overwhelming, but he thought that W/S Development had not addressed the Board's concerns. He said the professionals needed to address what the development would do to the town and not be concerned with the number of stores that could be squeezed onto the property. Atty. Leonard said W/S Development was in the past and he was looking forward to moving forward.

Ms. Quinlan questioned what experience the Friel Golf Management Company had in the development of business and retail projects, asking if the Friels would team up with a developer like W/S Development—and, if so, had a developer been chosen yet. Atty. Leonard said the owners of a property were not restrained in the same ways that a developer would be. He said the development of the entire piece of property would be the best thing to do. He said the roads were one of the most important aspects of the plan, adding that a developer would be brought in at some point.

Selectman Maddox asked Atty. Buckley if the plan were still conceptual. Atty. Buckley answered in the affirmative. Selectman Maddox asked Atty. Leonard if all the traffic numbers were for Phase 1. Atty. Leonard said they were not. Selectman Maddox then asked Mr. Marty Kennedy, the Board's engineering-review consultant from VHB (Vanasse Hangen Brustlin, Inc.), what he had seen. Mr. Kennedy shook his head to indicate a negative response, saying he had just seen Phase 1 numbers, and Selectman Maddox stated that this was an example of the type of disconnect that the Board had been seeing. Atty. Leonard said Mr. Kennedy was correct as far as the final figures for Phase 1 were concerned. He said some of the numbers were for the entire site. He said the questions could be answered, and he asked the Board to trust him.

Selectman Maddox said the numbers were causing some concern to the Department of Transportation and to the Town's consultant, adding that the size of some of the buildings in Phase 2 also were of some concern. He asked if retail stores were the only thing that could be put on the parcel. Atty. Leonard replied that retail was

a permitted use, adding that the applicant was willing to talk about other uses, and adding further that the applicant was committed to mixed uses.

Ms. McGrath asked if the applicant were going to use the same consultants that W/S Development had used. Atty. Leonard said the consultants had done an excellent job and would continue to be the experts.

Ms. McGrath asked if discussions were continuing with the State. Atty. Leonard answered in the affirmative, adding that the discussions involved wetlands and roads.

Ms. McGrath asked if the applicant were anticipating building at the same size and scope as WS had proposed. Atty. Leonard said the applicant would be looking at multiple phases, adding that open space needed to be considered and discussed.

Ms. McGrath asked if agreements with property owners to purchase properties for roadway access would continue. Atty. Leonard said the agreements would continue, adding that they wanted to leave that option open.

Ms. McGrath said she had felt the project was overwhelming and that she thought the Town had thought the project was overwhelming, but she expressed optimism that the Board could handle the project. Ms. McGrath said she took comfort in dealing with Atty. Leonard, adding that it was nice to deal with someone with whom she had some level of trust. She said the project caused her some concern but that she understood that the parcel would be developed at some point.

Selectman Massey said Ms. Quinlan had addressed one of his concerns. He said that W/S Development had had sixteen companies working on the project and had spent a tremendous amount of money on the project. Selectman Massey then commented on Nashua Landing and other past plans of similar nature, saying he did not want Hudson to end up with a bunch of empty stores. He said he thought that to talk about roads was premature, stating that use was a more appropriate topic to discuss, and he contended that the roads would be determined by use. He suggested that the area would be an excellent location for a biotech campus, or for a convention center surrounded by a championship golf course. Atty. Leonard said the current demand was for retail but that the applicant was open to all suggestions. He then reiterated the need to develop the road system.

Mr. Cole asked what the Green Meadows Golf course would cost if he won the lottery and decided to buy it. Atty. Leonard said he would not get into that. Mr. Cole asked if Atty. Leonard had said that the Friel family wanted to be a good neighbor. Atty. Leonard responded that he had said the Friel family wanted to work with the Town. Atty. Leonard expressed concern about Mr. Cole's questions, saying he felt Mr. Cole was out to attack. Mr. Cole said he was just asking a question. Atty. Leonard said the Friel family had been a good neighbor for 50 years. Mr. Cole noted that many of his neighbors were at tonight's meeting. He asked if any of the members of the Friel family were in attendance. Atty. Leonard said that there were. Mr. Cole asked if the Board would be hearing from them later in the meeting. Atty. Leonard said that he was representing the family.

Mr. Hall asked where VHB fit in the process. Atty. Leonard said the Friels were willing to fund VHB through the next meeting. Mr. Hall said that had to be clarified,

stating that he thought the need was for VHB to listen to what the applicant had to say at the next meeting and then for VHB to come back at a subsequent meeting to give its analysis of what had been said. Atty. Leonard said the Friels would pay for VHB for the next meeting or two. Mr. Hall said the Board needed a consultant for as long as the applicant was providing information to the Board; Atty. Leonard expressed agreement.

Mr. Hall asked where the applicant stood as far as the Assistant Town Planner was concerned. Atty. Leonard said he did not know but that he would find out about that. He said he was sure that something could be worked out.

Ms. Quinlan suggested that the property should be developed as a whole. Mr. Carroll expressed agreement with Ms. Quinlan, saying timing was everything. Atty. Leonard said the intention was to continue with the proposed lifestyle center. He said the Friel family wanted to sell the property. Mr. Carroll suggested that the applicant had to hook up with a company that could make the plans happen, and he asked how long it would be before the Friels had such a developer in place. Atty. Leonard said that was happening now. He then suggested that setting the rules up front would be to everyone's advantage.

Ms. McGrath expressed a belief that the applicant wanted to retain the rights to develop the property and to avoid possible rezoning restrictions. Referencing a previous statement that there was no more purchasing capacity in the area to support the proposed retail use, she noted that Route 9 in Framingham had miles and miles of retail, concluding that there would always be room for retail in Hudson.

Ms. McGrath noted that W/S Development's attorney had requested that Mr. Cole recuse himself from all proceedings dealing with RiverPlace; she then asked Mr. Leonard if he were going to ask Mr. Cole to recuse himself from the proceedings regarding the development of the Green Meadows property. Atty. Leonard said that was a difficult question. He said he had always had respect for Mr. Cole, but that he thought it inappropriate for Mr. Cole to sit on this matter for the many reasons that had been discussed. He then stated that he would make that request at the appropriate time.

Ms. McGrath said she was a resident of River Road but did not think she had a conflict in the matter. If the project went forward in the same size and scope as had been proposed by W/S Development and if land-taking were involved, she continued, she might be affected. She said she did not think she had a conflict today but that she thought full disclosure was important—adding that she would step down at such time that she deemed appropriate.

Chairman Barnes declared a break at 8:58 p.m., calling the meeting back to order at 9:13 p.m.

Selectman Maddox said he felt things were going in circles; he then suggested deferring the case to the June 2007 Planning Board workshop. He said the roadway was contingent on what would be put on the site.

Mr. Cashell thanked everyone who had been involved with the process, saying everyone was in this together. Stating that Nashua was trying to develop its own lifestyle centers, he said W/S Development had had to go over to Nashua. He

suggested that all concerned should look at the current situation as a big opportunity, adding that the Friels needed a master plan, adding that there were things other than a large retail center that could be considered, and saying quality-of-life issues should be considered.

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

Mr. Ed Thompson, 22 Burns Hill Road, asked if the Planning Board had had any experience with Plan New Hampshire. Chairman Barnes said that he had heard of it. Mr. Thompson said he would be happy to point the Board in that direction. Chairman Barnes asked that the information be sent to Mr. Cashell, who would distribute it to the Board.

Mr. Jim Whitten, 12 Linden Street, said he was distressed when he heard comments about Mr. Cole recusing himself. He said he felt Mr. Cole represented the interests of the abutters.

Chairman Barnes said, based on the events of this past week, all concerned needed to figure out where to go from here. Atty. Leonard asked that the discussion for the June 6, 2007, Planning Board workshop be kept to talk about the alternatives that should be on the table—specifically, the intersection with the bridge, the bypass, Vectron Drive, and the River Road intersection. He said he wanted the Board to know the options, adding that Mr. Kennedy would be able to add insight as to the traffic issues.

Chairman Barnes asked Mr. Kennedy if the same plan should be used. Mr. Kennedy said that would be fine, and he suggested that he should speak to the issues before too many meetings took place, saying he would need about a half-hour. Atty. Leonard said he wanted the Board to hear all sides.

Mr. Carroll asked if Atty. Leonard would speak to traffic issues as they pertained to the plan that had been presented before. Atty. Leonard answered in the affirmative. Mr. Carroll asked if Mr. Kennedy had the Phase 2 numbers. Atty. Leonard said they had been delivered to the State. Mr. Carroll said he wanted a solution, not a negotiation. He said he wanted the Board's consultant to get the numbers ahead of the June 6th meeting. Atty. Leonard he would be glad to do that.

Mr. Hall asked if Mr. Kennedy would be prepared to have some kind of input at the next meeting. Mr. Kennedy answered in the affirmative.

Mr. Carroll said he wanted Mr. Kennedy to have the Phase 2 traffic numbers so that he could speak to those numbers at the June 6, 2007, Planning Board workshop. Atty. Leonard said Mr. Carroll's question assumed some unanswered questions, specifically the traffic and the source of traffic to the site. He said Mr. Kennedy and Mr. Mueller did not necessarily agree on the numbers. Atty. Leonard said he would make sure Mr. Kennedy had all the information that the applicant had; he then suggested that he and Mr. Kennedy meet to work out some of the issues so that they would not have to be worked out at the June 6, 2007, Planning Board workshop. Chairman Barnes said both sides would be heard at the next meeting. Atty. Leonard concurred. Mr. Carroll asked if

all the data the applicant had would be in Mr. Kennedy's hands tomorrow. Atty. Leonard noted that it was a large volume of data, saying it would take time to copy it all.

Chairman Barnes asked about other items on the June 6, 2007, Planning Board workshop agenda. Mr. Cashell said there were two other items: R-1 rezoning and restaurant parking spaces. Chairman Barnes asked if those items could be deferred. Mr. Cashell said both items could be deferred.

Selectman Maddox said workshops were for workshop items. Stating that the applicant was going nowhere, he suggested not deferring items that needed to get done for the entire town. Chairman Barnes asked the other Board members if there were a consensus with respect to this view. The remaining Board members expressed agreement with Selectman Maddox. Chairman Barnes said the workshop would be held at the same location as tonight's meeting, in order to handle the expected large crowd. Ms. McGrath said there needed to be more microphones and there needed to be a lectern if the meeting were to be held in this same location.

Ms. McGrath moved to defer this item date specific to the June 6, 2007, Planning Board workshop. Ms. Quinlan seconded the motion.

Mr. Cole asked what was being deferred. Chairman Barnes the motion was to defer continued discussion of RiverPlace. Mr. Cole said he knew something would go into Green Meadows. He said the question on everyone's minds was not *if* something would be going into Green Meadows but rather *what* would be going into Green Meadows. Mr. Cole asked if what would be discussed at the June 6, 2007, Planning Board workshop would be a preliminary review of the roadways for Phase 1 of *something*. Mr. Cashell said it would be for the Green Meadow Golf Club property. Mr. Cole asked if that were predicated on a roadway system that would be supporting a lifestyle center with the stores, the restaurants, the cinema, the marina, etc., etc., that had been the W/S Development proposal. Chairman Barnes answered in the affirmative. Mr. Cole asked Atty. Leonard if it was still the intention of the Friel family to build a lifestyle center, as previously proposed by W/S Development. Atty. Leonard answered in the affirmative.

Selectman Maddox moved to amend the motion to hold the next meeting in the Community Development Room at Town Hall. Mr. Hall seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor except for Chairman Barnes, who abstained. Chairman Barnes then declared the motion to have carried (6-0-1).

Mr. Russo said he thought this process would slip way down without a developer. He said he did not believe the coming meeting would be productive, saying he did not want to use workshops for this process.

Chairman Barnes called for a vote on the amended motion, to defer this item date specific to the June 6, 2007, Planning Board workshop.

VOTE: All members voted in favor except for Mr. Russo, who voted in opposition. Chairman Barnes then declared the motion to have carried (6-1).

XIII. OTHER BUSINESS

Selectman Maddox noted that the Board of Selectmen was looking to send a letter to Nashua declaring the Packard property as a site of regional impact.

Selectman Maddox stated that he now understood the people that were going to develop the Nadeau subdivision had no affiliation with Qroe Farms. Selectman Maddox then moved to invite the developers of Nadeau Farm to a Planning Board meeting to discuss the plan and its implementation with regard to the representations and agreements made by the original developer. Mr. Carroll seconded the motion.

Mr. Hall stepped down to avoid a possible perception of conflict of interest, as his employer was an abutter to the property. Chairman Hall appointed Mr. Cole to sit in Mr. Hall's place.

Mr. Russo asked Selectman Maddox if the issues had not been addressed in the Development Agreement. Selectman Maddox said he was asking to have the developers come in so they could explain that what the Board had assumed was going to happen would happen.

Mr. Cole noted that this was the plan that the Board had extended at the last meeting, and he asked if the new developer were going to replicate the site plan that had been proposed by Qroe Farms. Selectman Maddox said that was the case, in theory.

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).

XIV. ADJOURNMENT

All scheduled items having been addressed, Mr. Carroll made a motion to adjourn. Mr. Russo 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 9:50 p.m.

-- FILE COPY --

**HUDSON PLANNING BOARD Meeting Minutes
May 23, 2007**

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Date: June 12, 2007

James Barnes, Chairman

J. Bradford Seabury, Recorder

Marilyn McGrath, Secretary

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

*These minutes were approved as submitted
following review at the 09-05-07 meeting of
the Hudson Planning Board.*