

These minutes are in draft form and have not yet been approved by the Planning Board.

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: NOVEMBER 6, 2019**

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Jordan Ulery Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input type="checkbox"/>	Charlie Bracket Member <input checked="" type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Ed Van der Veen Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input type="checkbox"/>	Roger Coutu Select. Rep <input checked="" type="checkbox"/>
Marilyn McGrath Alt. Select. Rep. <input type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>		

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- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mr. Veloso seated for Mr. Collins.

- V. MINUTES OF PREVIOUS MEETING(S)

- 23 October 19 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 23 October 19 Meeting Minutes (as written/amended).

Motion seconded by Mr. Brackett. All in favor – motion carried.

- VI. OLD BUSINESS

A. 292 Derry Road Site Plan SP# 04-19	292 Derry Road Map 109/Lot 007
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Purpose of Plan: to add a 8,250 sf warehouse with an office to the existing 1,800 sf professional offices, 88 student daycare, and 10 student karate studio. Application Acceptance & Hearing.

WAIVERS GRANTED:

- 1. §275-8.C.2 – Parking Calculations

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Mr. Ulery moved to grant the requested waiver of §275-8.C.2 – Parking Calculations – based on the testimony of the Applicant’s representative, the Board’s discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Veloso. Motion carried 6/1/0 (Coutu Opposed)

LOT MERGER GRANTED: (do ONLY in conjunction with Site Plan Approval)

Mr. Veloso moved to approve the application to merge lots by Richard Wheeler for Tax Map 222/Lots 003, 004, 005, & 006.

Motion seconded by Mr. Ulery. All in favor – motion carried.

MOTION TO APPROVE:

Mr. Veloso moved to approve the site plan application for Site Development Plans for Flagstone Crossing; prepared by Bohler Engineering, 352 Turnpike Rd., Southborough, MA 01772; prepared for The Lannan Company, 7D Taggart Drive, Nashua, NH 03060; consisting of 16 sheets, notes 1-30 on sheet 2; dated September 30, 2019, last revised October 31, 2019; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. 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 Land Use Division, confirming that the site conforms to the Planning Board approved site plan.
3. This plan is subject to final engineering review.
4. The Planning Board accepts the conveyance of an easement for the land along Lowell Road required for the Town’s addition, construction and maintenance of an on-ramp lane to the Sagamore Bridge in lieu of payment of the Impact Fee, pursuant to §334-74.9, with the condition that said conveyance is accepted by the Board of Selectmen.
5. Should the conveyance not be executed per condition #4 above, a cost allocation procedure (CAP) amount of \$58,891.00 shall be paid prior to the issuance of a Certificate of Occupancy.
6. Construction activities involving this plan shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

7. Active and substantial development will have occurred when:
 - A. The construction entrance is installed,
 - B. The existing buildings have been demolished,
 - C. Erosion control measures are in place, as applicable, and
 - D. The rough grading has been completed.
8. The easement described in condition #4 shall be reviewed favorably by Town Counsel.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

VII. OTHER BUSINESS

A. Site Plan & Subdivision Application Update

Mr. Ulery moved to approve the revised Site Plan & Subdivision Applications.

Motion seconded by Mr. Brackett. All in favor – motion carried.

B. Master Plan Update

Groth updated the Board on the Outreach sessions held in October and described the sessions to be held on November 20th and 23rd.

VIII. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 8:20 p.m.

William Collins, Secretary