



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: APRIL 22, 2020

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



- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Due to COVID-19, Ulery, Veloso, & Coutu attended the meeting virtually from home.

IV. SEATING OF ALTERNATES

None.

V. MINUTES OF PREVIOUS MEETING(S)

- 11 March 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 11 March 20 Meeting Minutes (as written/amended).

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

- 25 March 20 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 25 March 20 Meeting Minutes (as written/amended).

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

VI. NEW BUSINESS

A. KT Cycles Site Plan
SP# 01-20

297 Central Street
Map 160/Lot 105

Purpose of Plan: to show a proposed 7,500 square foot building containing a 5,000 square foot motorcycle repair shop and a 2,500 square foot area of commercial space, as well as an accompanying parking lot. Application Acceptance & Hearing.

Mr. Collins moved to accept the site plan & conditional use permit application for KT Cycles at 297 Central Street, Hudson, NH, Map 160/Lot 105.

Motion seconded by Mr. Van der Veen. All in favor - motion carried by roll call 7/0/0.

Mr. Ulerly moved to approve the Wetlands Conservation Overlay District Conditional Use Permit application and the Site Plan application titled Non-Residential Site Plan, KT Cycles; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Maureen F. DiPalma, 36 Hillman St., Tewksbury, MA 01876 and William Tate, 72 Old Derry Rd., Hudson, NH 03051; consisting of 13 sheets, notes 1-31 on Sheet 1, notes 1-12 on Sheet 2 and notes 1-8 on Sheet 3; dated February 26, 2020, last revised March 30, 2020; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$12,175.00 shall be paid prior to the issuance of a Certificate of Occupancy for the proposed building.
3. An LLS-certified as-built plan shall be provided to the Town prior to issuance of a Certificate of Occupancy.
4. Approval of this plan shall be subject to final review by the Fire Department and Engineering Department.
5. Construction activities involving the proposed undeveloped lots 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.
6. Approval of this plan is not an endorsement of proposed business signage.
7. Approval of the Wetlands Conservation Overlay District Conditional Use Permit is conditioned on use of NH DES Best Management Practices for construction and restoration, and erosion control measures that meet the Town Engineer's approval.

Motion seconded by Mr. Van der Veen. All in favor – motion carried by roll call 7/0/0.

B. Noury Subdivision
SB# 06-20

201 Robinson Road & 22 Brady Drive
Map 105/Lots 016 & 017

Purpose of Plan: to merge Map 105/Lot 016 into Lot 017, then depict the subdivision of Map 105/Lot 017 into five (5) lots. Application Acceptance & Hearing.

Mr. Dumont moved to accept the lot merger & subdivision application for Robinson Road & Old Derry Road, Hudson, NH, Map 105/Lots 016 & 017.

Motion seconded by Mr. Collins. All in favor – motion carried by roll call 7/0/0.

Mr. Dumont moved to approve the lot merger & subdivision application for Subdivision Plan – Noury Investments, LLC; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Noury Investments, LLC., 17 Elnathans Way, Hollis, NH 03049; consisting of 6 sheets and notes 1-14 on Sheet 1; dated November 20, 2019 last revised April 7, 2020; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. Approval of this subdivision contemplates commercial development requiring subsequent site plan applications.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Approval of this plan shall be subject to final engineering review.
5. Development of these lots shall be subject to review by the Fire Department for water supply adequacy.
6. Construction activities involving the proposed undeveloped lots 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.

Motion seconded by Mr. Van der Veen. All in favor – motion carried by roll call 7/0/0.

VII. OLD BUSINESS

A. Eagles Nest Estates Lot Line Relocation
SB# 01-20

Standish Lane/59 Speare Rd
Map 194/Lot 009-002 & 010-009
Map 186/Lot 024

Purpose of Plan: to propose a lot line adjustment between Map 194/Lots 009-002 & 010-009, and Map 186/Lot 024. (Continued from March 11, 2020)

- B. Eagles Nest Estates Amended Subdivision Plan Standish Lane/59 Speare Rd
SB# 02-20 Map 194/Lot 009-002 & 010-009
Map 186/Lot 024

Purpose of Plan: to amend the Residential Open Space (OSD) in the existing Eagles Nest Estates Subdivision (Approved 08/12/15) by adding eight (8) new residential lots on Map 194/Lot 009-002. (Continued from March 11, 2020)

Mr. Collins moved to accept the lot line adjustment & subdivision amendment application for Map 194/Lot 009-002.

Motion seconded by Mr. Van der Veen. All in favor – motion carried by roll call 7/0/0.

Mr. Coutu moved to approve the lot line adjustment & subdivision amendment application titled: Amended Eagles Nest Estates; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Eagles Nest Estates, LLC, 2 Aspen Drive, Pelham, NH 03076; consisting of 21 sheets and notes 1-39 on Sheet 3; dated November 14, 2019 and last revised March 2, 2020; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,813.00 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot. This fee is comprised of traffic, school and recreation impact fees.
3. An offsite traffic improvement fee, in the amount of \$1,000.00 shall be paid prior to the issuance of a certificate of occupancy for each dwelling unit within this subdivision for the purpose of improving Gibson Road and Hawkview Road, starting at the intersection of Kimball Hill Road and Gibson Road to the present terminus of Hawkview Road.
4. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
5. Approval of this plan shall be subject to final engineering review.
6. This amendment remains subject to the conditions placed on the original approval dated August 19, 2015 unless otherwise noted in this approval.
7. Construction activities involving the proposed undeveloped lots 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.
8. Any ramming or blasting shall be limited to the hours between 7:00 A.M. and 5:00 P.M., Monday through Friday. No ramming or blasting activities shall occur on Saturday or Sunday.

Motion seconded by Mr. Van der Veen. All in favor – motion carried by roll call 7/0/0.

VIII. OTHER BUSINESS

A. Public Hearing on Stormwater Regulations – Section 290 proposed revisions

Mr. Collins moved to accept Chapter 290 Stormwater Regulation revisions as presented by the Town Engineer, Elvis Dhima.

Motion seconded by Mr. Coutu. All in favor – motion carried by roll call 7/0/0.

IX. ADJOURNMENT

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

Meeting adjourned at 8:49 p.m.

William Collins, Secretary

*Mr. Coutu moved to accept the minutes/decisions on 5/13/20.
Motion seconded by Mr. Dumont. All in favor – Motion carried*