



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: FEBRUARY 12, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Jordan Ulery (7:54pm) Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charlie Bracket Member <u> X </u>
Dillon Dumont Member <u> X </u>	Ed Van der Veen Member <u> X </u>	Elliott Veloso Alternate <u> E </u>	Roger Coutu Select. Rep. <u> X </u>
Marilyn McGrath Alt. Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>		



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

- IV. ELECTION OF OFFICERS

Mr. Coutu moved to nominate Mr. Malley as Chairman. Motion seconded by Mr. Bracket. All in favor – motion carried.

Mr. Coutu moved to nominate Mr. Van der Veen as vice-Chairman. Motion seconded by Mr. Bracket. All in favor – motion carried.

Mr. Bracket moved to nominate Mr. Collins as Secretary. Motion seconded by Mr. Coutu. All in favor – motion carried.

- V. MINUTES OF PREVIOUS MEETING(S)

- 22 January 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 22 January 20 Meeting Minutes (as written/amended).

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

VI. NEW BUSINESS

- A. Verizon Wireless Small Cell Wireless Antenna 2 North Ridge Road
CU# 01-20 Map 139/Lot 012

Purpose of Plan: to propose the installation of a small cell wireless antenna to be mounted atop an existing utility pole. Application Acceptance & Hearing.

Mr. Van der Veen moved to accept the conditional use permit application for Verizon Wireless Small Cell Antenna adjacent to 2 North Ridge Road.

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

Mr. Collins moved to approve the conditional use permit for Hudson NW SC06 NH; prepared by: Hudson Design Group, LLC, 45 Beechwood Drive, N. Andover, MA 01845; prepared for: Verizon Wireless c/o Structure Consulting Group, 49 Brattle Street. Arlington, MA 02474; consisting of 3 sheets and Notes 1-2 on Sheet 2; last revised December 20, 2019; subject to 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. The applicant shall provide a structural assessment and certification that the existing utility pole is capable of supporting the additional weight, satisfactory to the Engineering Department.
3. This plan is subject to final engineering review.
4. 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.

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

- B. Adelaide Street 4-Lot Subdivision 12 Adelaide Street
SB# 05-19 Map 182/Lot 196

Purpose of Plan: to depict the subdivision of Map 186, Lot 196, into four (4) residential lots. Application Acceptance & Hearing.

Mr. Collins moved to defer the subdivision plan for 12 Adelaide Street, Map 182/Lot 196, date specific, to the March 11, 2020 Planning Board Meeting. This will allow time to negotiate an agreement on a newly created property line between existing Map 182/Lot 179, and proposed new Map 182/Lot 196-003, which was deemed to be necessary information to take jurisdiction over the application.

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

- C. Griffin Road Lot Line Relocation 25 Griffin Road
 SB# 03-20 Map 135/Lot 017

Purpose of plan: to propose a lot line adjustment between lots 019 and proposed lot 017-004. Application Acceptance & Hearing.

Mr. Collins moved to accept the lot line relocation application between 15 Griffin Road (Map 135/Lot 019), and 25 Griffin Road (Map 135/Lot 017).

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

Mr. Collins moved to approve the lot line adjustment plan between 15 Griffin Road (Map 135/Lot 019), and 25 Griffin Road (Map 135/Lot 017).

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

- D. Griffin Road Subdivision 25 Griffin Road
 SB# 04-20 Map 135/Lot 017

Purpose of plan: to depict the subdivision of Map 135/Lot 017 into six residential lots. Application Acceptance & Hearing.

Mr. Collins moved to accept the subdivision application plan for 25 Griffin Road (Map 135/Lot 017).

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

WAIVER APPROVED

1. §289-37(A) – Plan schedule and form.

Mr. Collins moved to grant the requested waiver of §289-37(a) – Plan schedule and form, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

Mr. Collins moved to approve the subdivision application for Lavinia Miller Subdivision Plan; prepared by: Keach-Nordstrom Associates, Inc., 19 Commerce Park North, Suite 3B, Bedford, NH 03110; consisting of 4 sheets and notes 1-14 on Sheet 2; dated October 31, 2019 and last revised January 27, 2020;; 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. A cost allocation procedure (CAP) amount of \$5,850.00 per single-family residential unit, or \$5,335.00 per residential unit within a duplex (or two-family structure) shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
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. 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. A 25-foot No Cut Buffer will be provided along the lot line abutting Map 135/Lot 032.

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

G. Granite Heights Subdivision Plan
SB# 05-20

334 Central Street
Map 161/Lot 029

Purpose of Plan: to depict an amended subdivision plan that proposes 19 residential lots in an Open Space Development (OSD). The previous project was approved under the name “Vista Knoll Estates”. Application Acceptance & Hearing.

Mr. Collins moved to accept the open space subdivision application for 334 Central Street, Map 161/Lot 029.

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

WAIVERS APPROVED

1. §289-18.B(2) – Roadway Length

Mr. Van der Veen moved to grant the requested waiver of §289-18.B(2) – Roadway Length, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

2. §289-37(A) – Plan schedule and form

Mr. Van der Veen moved to grant the requested waiver of §289-37(a) – Plan schedule and form, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

Mr. Van der Veen moved to approve the open space subdivision application for Granite Heights Subdivision Plan; prepared by: Keach-Nordstrom Associates, Inc., 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepare for: K&M Developers, LLC, 46 Lowell Road, Hudson, NH 03051; dated December 6, 2019 and last revised January 6, 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 \$5,850.00 per single-family residential unit, or \$5,335.00 per residential unit within a duplex (or two-family structure) shall be paid prior to the issuance of a Certificate of Occupancy for the new unit.
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. 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. The applicant will erect a chain link fence along the rear lot lines of the proposed lots, or along the portion of the open space lot that abuts Central Street to prevent debris from entering Central Street.
7. Wetland Conservation markers will be placed along the Wetland Conservation District Boundaries.
8. A note shall be added to the Plan-of-Record stating that the development will be either all Single-Family Residential Units, or all Duplex Residential Units.
9. Blasting and ramming activities for the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 5:00 P.M., Monday through Friday.

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

VII. OTHER BUSINESS

- A. Regulation Amendment: §276-5 Hearing on Amendment; to revise this regulation in accordance with state law for notification of public hearings and clarification of direct and indirect abutters.

Mr. Dumont moved to adopt the amendment, as presented, to §276-5 – Hearing on Application, of Administrative Requirements and Definitions of The Town of Hudson’s Land Use Regulations.

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

VIII. ADJOURNMENT

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

Meeting adjourned at 9:43 p.m.

William Collins, Secretary

*Mr. Coutu moved to accept the minutes/decisions on 3/11/20.
Motion seconded by Mr. Brackett. All in favor – Motion carried*