



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: MARCH 11, 2020

In attendance = X Alternate Seated = S Partial Attendance = P Excused Absence = E

Tim Malley Chair <u> X </u>	Jordan Ulery (7:03pm) Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charlie Brackett Member <u> X </u>
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Dillon Dumont Member <u> X </u>	Ed Van der Veen Member <u> X </u>	Elliott Veloso Alternate <u> X </u>	Roger Coutu Select. Rep <u> X </u>
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Marilyn McGrath Alt. Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>
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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 was initially seated for Mr. Ulery but returned to the alternate position upon Mr. Ulery's arrival.

V. MINUTES OF PREVIOUS MEETING(S)

- 12 February 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 12 February 20 Meeting Minutes (as written/amended). Mr. Brackett pointed out that his last name was not correctly spelled in some portions of the document and that correction should be made.

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

- 26 February 20 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 26 February 20 Meeting Minutes (as written/amended) with a correction noted to Section VII.

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

VI. OLD BUSINESS

A. Adelaide Street 4-Lot Subdivision
SB# 05-19

12 Adelaide Street
Map 182/Lot 196

Purpose of Plan: to depict the subdivision of Map 186, Lot 196, into four (4) residential lots. Application Acceptance & Hearing. (Deferred from February 12, 2020)

Mr. Veloso moved to accept the subdivision plan for 12 Adelaide Street, Map 182/Lot 196.

Motion seconded by Mr. Brackett. Motion carried – 6/0/1 (Coutu abstained)

Narrative presented by Paul Chisholm from KNA, and J. Bradford Westgate Esquire.

Public Hearing opened at 7:42 p.m.

Mr. Leo Demers of 8 Raymond Street came forward with concerns about stormwater runoff, asbestos issues, and the trees along the property line.

Public Hearing closed at 8:01 p.m.

Mr. Dumont moved to approve the subdivision application for Subdivision Plan, Land of Pathway Homes; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Pathway Homes, Inc., 79 Cortland Drive, Bedford, NH 03110; consisting of 2 sheets and notes 1-14 on Sheet 1; dated November 4, 2019 and last revised December 6, 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. The boundary agreement represented by the applicant shall be favorably reviewed by Town Counsel, and recorded with the Plan.
3. 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.
4. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
5. Applicant shall employ contractor licensed by NH DES to perform work in asbestos disposal sites, as necessary, if necessary.
6. Applicant shall provide drainage improvements to the satisfaction of the Engineering Department and Department of Public Works along the proposed lots and adjacent to 8 Raymond Street.

7. Applicant shall be responsible for street restoration to the satisfaction of the Engineering Department and Department of Public Works along the proposed lots. Milling and overlay from curb to curb could be required, depending on all curb cuts including water, sewer and gas.
8. Approval of this plan shall be subject to final engineering review.
9. 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.
10. Add note #15 to Plan of record stating that there will be no buildings within the paper street, Harwood Street.

Motion seconded by Mr. Ulery. Motion carried 6/1/0 (Coutu – felt the abutters concerns had not been fully addressed.)

Chairman Malley called for a recess at 8:36 p.m.

Regular meeting resumed at 8:45 p.m.

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| B. 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 |
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Purpose of Plan: to propose a lot line adjustment between Map 194/Lots 009-002 & 010-009, and Map 186/Lot 024. (Continued from February 26, 2020)

Tony Basso from KNA presented an amendment to the previously approved Eagles Nest Site Plan showing a forty-foot wide easement extending from Standish Lane to Map 195/Lot 002. Mr. Basso stated that he had reviewed this proposed change with the abutting land owner and left that he (land owner) was amenable to the change. Mr. Basso further stated that he was before the board tonight seeking its recommendations for the easement width and configurations. Note: The land owner of record for Map 195/Lot 002 was not in attendance at tonight’s meeting to provide input.

Mr. Collins moved that the Planning Board members agree to the forty-foot wide access easement running from newly built Standish Lane to Map 195/Lot 002 as shown on the amended Site Plan titled “Amended Eagles Nest Estates, Revision #4 dated 03/06/20.”

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

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| C. Eagles Nest Estates Amended Subdivision Plan
SB# 02-20 | Standish Lane/59 Speare Rd
Map 194/Lot 009-002 & 010-009
Map 186/Lot 024 |
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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 February 26, 2020)

Mr. Dumont moved to defer further consideration of the proposed Eagles Nest Estates 8-Lot Subdivision Plan to date certain, March 25, 2020.

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

VII. OTHER BUSINESS

A. Stormwater Regulation Update

Mr. Dumont moved to conduct the public hearing for revised Stormwater Regulations as presented, to date certain, March 25, 2020.

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

B. Conditional Use Permit Application

Mr. Ulery moved to adopt the conditional use permit application for the wetlands conservation overlay district, as advised.

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

C. Engineering Details

Mr. Dumont moved to adopt the engineering details document titled Engineering Technical Guidelines & Typical Details prepared by Fuss & O'Neill, revised February 2020, as presented.

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

VIII. ADJOURNMENT

Motion to adjourn by Mr. Brackett. Seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 9:14 p.m.

William Collins, Secretary

*Mr. Coutu moved to accept the minutes/decisions on 3/25/20.
Motion seconded by Mr. Ulery. All in favor – Motion carried*