



# 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: MAY 13, 2020

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



- I.      CALL TO ORDER BY CHAIRPERSON AT 6:58 P.M.
- II.     PLEDGE OF ALLEGIANCE

III.     ROLL CALL

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

IV.     SEATING OF ALTERNATES

None.

V.      MINUTES OF PREVIOUS MEETING(S)

- 22 APRIL 20 Meeting Minutes – Decisions

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

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



Mr. Dumont moved to grant a waiver from §276-11.1.17 – Existing Topography, 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. Van der Veen. All in favor – motion carried by roll call 7/0/0.

Mr. Coutu moved to approve the Lot Line Relocation Plan, 23 & 17 Schaeffer Circle, Map 253/Lots 17 & 18; prepared by: Gate City Survey, 1 Tara Blvd. Suite 200, Nashua, NH 03062; prepared for: Philip Nichols, 23 Schaeffer Circle, Hudson, NH, 03051; consisting of 1 sheet and notes 1-7 on Sheet 1, dated April 13, 2020; subject to, and revised per, the following stipulations:

1. All waivers and stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. Plan to be stamped by a license surveyor prior to HCRD filing.

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

C. Lowell Road Veterinary Center	288 Lowell Road
SP# 03-20	Map 234/Lot 041

Purpose of Plan: to illustrate a proposed veterinary clinic and associated site improvements. Application Acceptance & Hearing.

Mr. Collins moved to accept the Site Plan Application for 288 Lowell Road, Hudson, NH, Map 234/Lot 41.

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

Mr. Dumont moved to approve the Non-Residential Site Plan, Lowell Road Veterinary Clinic; prepared by: Granite Engineering, LLC, 250 Commercial Street, Suite 3008, Manchester, NH 03101; prepared for: Komma Holdings, LLC, 28 Winding Rd., Bedford, NH 03110; consisting of 16 sheets, notes 1-31 on Sheet 1; dated March 30, 2020, last revised April 27, 2020; and 3 sheets of architectural elevations and renderings; 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 \$33,120.00 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.

Motion seconded by Mr. Ulery. All in favor – motion carried by roll call 7/0/0.  
Mr. Van der Veen moved to approve reduced parking space size (9x18) on south side of parking area.

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

## VII. OTHER BUSINESS

### A. Development Agreement Revision – 161 Lowell Road

Mr. Collins moved to approve the additional passage to the development agreement as presented, for the development agreement between the Town of Hudson and Dakota Partners concerning the approved Subdivision SB# 02-19, and Site Plan SP# 03-19, at 161 Lowell Road, Hudson, NH.

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

## VIII. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Dumont. All in favor – motion carried by roll call.

Meeting adjourned at 8:35 p.m.

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William Collins, Secretary

*Mr. Collins moved to accept the minutes/decisions on 6/10/20.  
Motion seconded by Mr. Van der Veen. All in favor – Motion carried*