



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: JUNE 10, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	William Collins Secretary <u> E </u>	Charlie Brackett Member <u> X </u>
Dillon Dumont Member <u> X </u>	Jordan Ulery Member <u> X </u>	Elliott Veloso Alternate <u> E </u>	William Cole Alternate <u> P </u>
George Hall Alternate <u> X </u>	Roger Coutu Select. Rep <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> E </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. SEATING OF ALTERNATES

Mr. Cole seated for Mr. Collins.

V. MINUTES OF PREVIOUS MEETING(S)

- 13 May 20 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 13 May 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. All in favor – motion carried 6/0/1.

- 27 May 20 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 27 May 20 Meeting Minutes (as written/amended).

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

VI. CORRESPONDENCE

- A. Request for release of Tax Map Update Funds by Elvis Dhima, Town Engineer.

Mr. Dumont moved to approve and recommend to the Board of Selectman the release of \$2,000.00 using Account # 1312-000-505 – Tax Mapping Updating Fees, for tax maps for 2019 in accordance with the written request for same from the Town Engineer & Chief Assessor (please see attached memo from Town Engineer, Elvis Dhima, and Chief Assessor, Jim Michaud, dated 22 MAY 2020).

Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

- B. Lee Way – Landscaping

Mr. Dumont stepped down. Mr. Hall was seated in place of Mr. Dumont.

Mr. Ulery moved to grant the request made by the Lee Way homeowners to forgo the landscaping in the cul-de-sac.

Motion seconded by Mr. Coutu. Motion carried 7/0/0.

Mr. Dumont returned to his seat. Me. Hall returned to an alternate member.

VII. NEW BUSINESS

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| A. Integra Building Addition
SP# 05-20 | 2 Wentworth Drive
Map 215/Lot 009 |
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Purpose of Plan: to show proposed 1-story, 15,810 square-foot building addition, and accompanying site improvements. Application Acceptance & Hearing.

Mr. Dumont moved to accept the site plan application for 2 Wentworth Drive, Hudson, NH; Map 215/Lot 009.

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

Public hearing opened & closed @ 7:25p.m.

Waivers Granted:

Mr. Coutu moved to grant a waiver from §275-8.C.2 – Number of parking spaces, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the testimony provided in the application.

Waiver seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

Mr. Coutu moved to grant a waiver from §275-8.C.6 – Number of loading spaces, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the testimony provided in the application.

Waiver seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

Mr. Coutu moved to grant a waiver from §276-11.22 – 35-foot landscape area, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the testimony provided in the application.

Waiver seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

Mr. Coutu moved to grant a waiver from §276-11.26 – Open space requirement, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the testimony provided in the application.

Waiver seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

Mr. Coutu moved allow parking space dimensions of 9’x18’ pursuant to §275-8.C.4.

Motion seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

Motion to Approve:

Mr. Van der Veen moved to approve the site plan application Site Plan - Proposed Building Addition; prepared by Hayner/Swanson, Inc., 3 Congress St., Nashua, NH 03062; prepared for: Integra Biosciences Corp., 2 Wentworth Drive, Hudson, NH 03051; consisting of 10 Sheets and cover sheet, and notes 1-26 on Sheet 1; dated April 29, 2020, last revised May 26, 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 \$21,331.60 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 engineering.
5. Construction activities involving the building addition 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 7/0/0.

- B. Trigate Road 3-Lot Subdivision 18 A & 18 B Trigate Road
SB# 09-20 Map 218/Lots 022-001 & 022-002

Purpose of plan: to propose a subdivision of the 14.003 acre parent lot into three (3) residential lots with a common driveway. Application Acceptance & Hearing.

Mr. Dumont moved to accept the subdivision application for 18A & 18B Trigate Road, Hudson, NH, Map 218/Lots 022-001 & 002.

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

Public hearing was opened & closed @ 7:46p.m.

Mr. Ulery moved to approve the subdivision application titled Subdivision Plan, 18 Trigate Road Condominium; prepared by Gate City Survey, 1 Tara Blvd, Suite 200, Nashua, NH 03062; prepared for: Peter Johnson, 18a Trigate Rd., Hudson, NH 03051; consisting of 2 Sheets and cover sheet; dated April 8, 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 for each single-family dwelling unit, or \$5,335.00 for each dwelling unit shall within a duplex, be paid prior to the issuance of a Certificate of Occupancy for the proposed building.
3. 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.
4. Shared driveway maintenance reference shall be made in the deed and a maintenance agreement shall be put in place.

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

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| C. Tate Site Plan Extension Request
SP# 06-20 | 117 Lowell Road
Map 204/Lot 008 |
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Purpose of plan: to request a two-year extension for the approved Site Plan for the replacement of an existing burned out garage with a new proposed garage, approved 7/11/18.

Mr. Dumont moved to grant a two-year extension (i.e., from July 11, 2020 to July 11, 2022) of the site plan for the Tate Site Plan, located at 117 Lowell Road, Hudson, NH, Map 204/Lot 008.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 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 7:55p.m.

*Mr. Ulery moved to accept the minutes/decisions on 6/24/20.
Motion seconded by Mr. Brackett. All in favor – Motion carried 7/0/0.*