



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 14, 2021

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

- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. MINUTES OF PREVIOUS MEETING(S)

- 10 March 21 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 10 March 21 Meeting Minutes (as written/amended).

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

V. CORRESPONDENCE

- A. Bond Release – 4 Executive Drive, by Elvis Dhima, Town Engineer.

Mr. Ulery moved to release the bond balance of \$4,155.95 for 4 Executive Drive, for the completion of a two-year maintenance bond for off-site improvements.

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

- B. Bond Release – 25 Derry Street / Lee Way, by Elvis Dhima, Town Engineer.

Mr. Dumont stepped down @ 7:05 p.m.

Mr. Oates seated for Mr. Dumont @ 7:05 p.m.

Mr. Ulery moved to release the established surety in the amount of \$28,018.35 for 25 Derry Street / Lee Way for the completion of the one-year warranty related to sewer work and off-site improvements.

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

Mr. Dumont re-seated @ 7:06 p.m.

VI. NEW BUSINESS

- A. Bush Hill Road 2-Lot Subdivision
SB# 02-21
- 46 Bush Hill Road
Map 193/Lot 037

Purpose of Plan: to depict the subdivision Map of 193/Lot 037 into two residential lots.
Application acceptance & hearing.

Mr. Collins moved to accept the open space subdivision plan for 46 Bush Hill Road, Map 193/Lot 037, Hudson, NH.

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

Mr. Van der Veen moved to approve the subdivision application for 46 Bush Hill Road Subdivision Plan Tax Map 193/Lot 037; prepared by S&H Land Services, LLC, 141 Londonderry Turnpike, Hooksett, NH 03106; prepared for Peter & Lauri Ripaldi Family Rev. Trust & Carlo & Kimberly Ripaldi Family Rev. Trust, 46 Bush Hill Road, Hudson, NH 03051; consisting of 3 sheets, with notes 1-13 on Sheet 1; dated March 3, 2021; 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 \$5,880.00 per single-family residential unit, or \$5,133.33 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. Development of the proposed lot is subject to the requirements of §193 in applying for a driveway permit.
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. Collins. All in favor – motion carried 7/0/0.

VII. OLD BUSINESS

- A. American Tower Site Plan & Conditional Use Permit 143 Dracut Road
SP# 01-21 & CUP# 02-21 Map 259/Lot 011

Purpose of Plan: to propose a 155-foot camouflaged “monopine” tower with T-Mobile antennas, associated 48’x48’ fenced ground area for carrier equipment with access from Dracut Road over existing paved driveway to proposed crushed stone driveway to the locked entrance gate and underground utilities. Application Acceptance & Hearing.

Mr. Van der Veen moved to continue the public hearing for the site plan & conditional use permit application for American Tower LLC at 143 Dracut Road, Hudson, NH, Map 259/Lot 011, to date certain, April 28, 2021.

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

VIII. ADJOURNMENT

Motion to adjourn by Mr. Collins. Seconded by Mr. Veloso. All in favor – motion carried 7/0/0.

Meeting adjourned at 8:03 p.m.

Elliott Veloso, Secretary

*Mr. Veloso moved to accept the minutes/decisions as amended on 4/28/21.
Motion seconded by Mr. Collins. All in favor – Motion carried.*

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).