



# 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 28, 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 type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>	



- I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. MINUTES OF PREVIOUS MEETING(S)

- 24 March 21 Meeting Minutes – Decisions  
Mr. Collins moved to accept the 24 March 21 Meeting Minutes (as written/amended).  
Motion seconded by Mr. Ulery. All in favor – motion carried.
- 07 April 21 Meeting Minutes – Decisions  
Mr. Collins moved to accept the 07 April 21 Meeting Minutes (as written/amended).  
Motion seconded by Mr. Veloso. All in favor – motion carried.
- 14 April 21 Meeting Minutes – Decisions  
Mr. Veloso moved to accept the 14 April 21 Meeting Minutes (as written/amended).  
Motion seconded by Mr. Collins. All in favor – motion carried.

V. NEW BUSINESS

- A. 37 Webster Street Driveway Waiver  
WR# 01-21

37 Webster Street  
Map 173/Lot 052-001

Purpose of Plan: to widen the current driveway by nine (9) feet which encroaches three (3) feet into the fifteen (15) foot setback. Waiver acceptance & hearing.

Mr. Ulery stepped down @ 7:08 p.m.

Mr. Fauvel seated @ 7:08 p.m.

Public opened & closed @ 7:10 p.m.

Mr. Dumont moved to approve a waiver from §193-10.H regarding driveways in the side-yard setback, 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. Motion carried 4/3/0. (Coutu, Collins, & Veloso)

Mr. Fauvel unseated & Mr. Ulery reseated @ 7:30 p.m.

- B. Derry Street 5-Lot Subdivision Plan  
SB# 04-21

29 Derry Street  
Map 174/Lot 077

Purpose of Plan: to depict the subdivision of Lot 174/Lot 077 into five (5) residential lots. Application acceptance & hearing.

Mr. Dumont stepped down @ 7:30 p.m.

Mr. Fauvel seated @ 7:30 p.m.

Mr. Ulery moved to defer SB# 04-21 "Derry Street 5-Lot Subdivision", to date certain, May 12, 2021, in accordance with the applicant's request.

Motion seconded by Mr. Van der Veen.

Mr. Fauvel unseated & Mr. Dumont reseated @ 7:32 p.m.

VI. OLD BUSINESS

- A. American Tower Site Plan & Conditional Use Permit  
SP# 01-21 & CUP# 02-21

143 Dracut Road  
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. Veloso moved to approve the Commercial Wireless Telecommunication Facility Conditional Use Permit & Site Plan application titled: American Tower, Hudson 3 NH; prepared by ATC Tower Services, 3500 Regency Parkway Suite 100, Cary, NC 27518; prepared for: American Towers, LLC, 10 Presidential Way, Woburn, MA 01801 and Rosa C. Chan and Tom W. Chan and Joshua M. Willet and Kristine C. Willet, 143 Dracut Rd., Hudson, NH 03051' consisting of 17 sheets, with project notes 1-5 on Sheet G-001, additional general notes on Sheet G-002 and Sheet V-201; dated November 9, 2020, last revised March 24, 2021; 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. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As-Built" plan shall be provided to the Town of Hudson Land Use Division confirming that the site conforms to the Plan.
3. This approval shall replace any previously approved site plans and development agreements.
4. Subject to final review by the Town's peer review engineering consultant.
5. Subject to final administrative review by Town Planner and Town Engineer.
6. The proposed development shall be subject to a new driveway permit, with which the applicant shall provide a drainage report demonstrating that it meets "pre vs. post" conditions to the satisfaction of the Town Engineer.
7. The applicant shall schedule a pre-construction meeting with the Town Engineer prior to applying for a building permit.
8. The Applicant, as well as all future assigns to the subject wireless tower, shall provide access to the tower for Town emergency service communications needs.
9. The Applicant, as well as all future assigns to the subject wireless tower, shall provide access for co-location as availability provides.
10. A note shall be added to the plan stating that the development will comply with MS4 requirements.
11. Proposed easements shall be favorably reviewed by Town Counsel.
12. The applicant shall provide the town with a bond in accordance with §334-97 and in the amount recommended by the Town Engineer, \$30,000.
13. Construction activities involving the approved 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.
14. If a back-up generator is installed, on site testing of same will only occur Monday through Friday only, between the hours of 7:00 A.M and 5:00 P.M.

15. The final plan set shall include the planting plan, Sheet C-104, revised as of April 23, 2021 that shows additional landscaped screening along the northern property boundary.

16. A note shall be added to Sheet C-104 stating that all plantings shall be subject to a two (2) year monitoring period to ensure their establishment and require replacement if necessary.

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

VII. ADJOURNMENT

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

Meeting adjourned at 7:42 p.m.

---

Elliott Veloso, Secretary

*Mr. Coutu moved to accept the minutes/decisions as amended on 5/12/21.*

*Motion seconded by Mr. Ulery. 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).***