



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Marilyn McGrath, 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: JULY 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 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"/>
David Morin 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 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mr. Oates seated for Mr. Ulery.

- V. MINUTES OF PREVIOUS MEETING(S)

- 14 July 21 Meeting Minutes – Decisions

Mr. Dumont moved to accept 14 July 21 Meeting Minutes (as written/amended).

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

- VI. NEW BUSINESS

A. Aroma Joe’s Site Plan
SP# 08-21

56 Derry Street
Map 173/Lot 29

Purpose of Plan: to propose a drive-thru coffee shop with associated parking and drives.
Application acceptance & hearing.

Mr. Dumont moved to accept the site plan application for Aroma Joes at 56 Derry Street;
Map 173/Lot 029-000.

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

The chair opened the hearing for public input at 7:06 P.M. No member of the public wished to speak. The chair closed the hearing for public input at 7:06 P.M.

WAIVER GRANTED:

Mr. Van der Veen moved to grant a waiver from §276-11.1(B0(12)(c) 0- General Plan Requirements, 100’ buffer, 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. Dumont. All in favor – motion carried.

Mr. Collins moved to continue the public hearing for the site plan application for Aroma Joes at 56 Derry Street; Map 173/Lot 029-000 to date certain, August 25, 2021.

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

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| B. Heritage Landing Site Plan
SP# 09-21 | 112 & 114 Greeley Street
Map 140/Lots 2 & 3 |
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Purpose of Plan: to propose a 62 and older age restricted detached condominium development. Application acceptance & hearing.

Mr. Collins moved to accept the Site Plan Application for Heritage Landing on 112 & 114 Greeley Street, Map 140/Lots 002-000 & 003-000.

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

Mr. Dumont moved to accept the Conditional Use Permit application for Heritage Landing on 112 & 114 Greeley Street, Map 149/Lots 002-000 & 003-000.

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

The chair opened the hearing for public input at 7:38 P.M.

Stephanie Izzo, 4 Sutherland Drive – asked if the application was an open space development similar to the abutting neighborhood. (It is not)

Renee Knight, 12 Sousa Boulevard – asked about the disturbance required for the sewer utility extension, and asked for vegetation to be planted along the area when completed. Applicant responded that they will plant shrubs along the northern line of the easement so as to screen the disturbance but also to not conflict with maintenance needs.

The chair closed the hearing for public input at 7:44 P.M.

Mr. Collins moved to approve the conditional use permit and site plan for 112 & 114 Greeley Street; Map 140 Lot 002 & Lot 003 (or as assigned upon lot consolidation) entitled: Residential Site Plan, Heritage Landing, A 62 & Older Community; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, New Hampshire 03110; prepared for K&M Developers, LLC, 46 Lowell Road, Hudson, New Hampshire 03051; consisting of 30 sheets including cover sheet and notes 1-23 on Sheet 1; dated June 1, 2021, last revised July 12, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision and the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. A cost allocation procedure (CAP) amount of \$1,637.00 per dwelling unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot. This includes a contribution to recreation and a contribution intended for improvement and/or maintenance of Greeley Street.
4. Prior to issuance of a certificate of occupancy for any building on the site, an L.L.S. certified "As Built" showing utilities and road layout shall be provided to the Land Use Division, confirming that the site conforms to the Planning Board approved site plan. Prior to the issuance of the certificate of occupancy for the last dwelling unit, a final L.L.S certified "As-Built" plan shall be provided to the Land Use Division, confirming that the site conforms to the Planning Board approved site plan.
5. Applicant shall provide a performance surety in accordance with §276-4 for water utilities, sewer utilities and a street light at the intersection with Greeley Street prior to Planning Board endorsement of the plan
6. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
7. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
8. The applicant shall schedule a pre-construction meeting with the Town Engineer prior to applying for a building permit.
9. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
10. Blasting or ramming activities shall be limited to the hours between 9:00 A.M and 5:00 P.M, Monday through Friday. Blasting activities are prohibited on Saturday and Sunday.

Conditions Recommended by the Conservation Commission:

11. Construction and restoration shall comply with Best Management Practices set forth in *New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control*.
12. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
13. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and the Conservation Commission for remediation.
14. The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E).
15. “ No Cut/No Disturb” signage shall be installed along the wetland buffer boundary prior to issuing Certificates of Occupancy per Hudson Zoning Ordinance, Article IX §334-35 (E.)
16. Green SnowPro Certified contractors shall be utilized for winter site maintenance.
17. Stockpiling of construction materials is not allowed in the wetland buffer areas during construction.
18. Compliance to NHDES Env-Wq 1403.04 Removal of Dead, Fallen Trees and Vegetation that need to be removed to facilitate construction within the wetland and wetland buffer areas be observed.
19. Only wood ash and/or lime shall be used as part of the slope stabilization process for all wetland buffer impacts noted as referenced in Hudson Zoning Ordinance, Article IX §334-36 (B)(2).
20. The applicant shall make an effort to preserve some old growth trees within the planned project site.
21. The applicant shall add shrubs along the northerly & southerly edges of the sewer easement shown on sheet 22 and 29 of the plan set.

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

VII. OLD BUSINESS

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| A. S.L. Chasse Steel Conditional Use Permit
CUP# 07-21 | 201 & 199 Robinson Road
Map 105/Lots 17-2 & 17-3 |
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Purpose of Plan: to show public water connection from the existing stub approximately 900 feet north of the site to lots 17-2 & 17-3. Application acceptance & hearing.

The applicant’s representative, Tony Basso of Keach Nordstrom Associates, explained that these three applications were pending a water utility review before being able to move forward and requested a continuance.

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. A cost allocation procedure (CAP) amount of \$5,880 per single-family residential unit, or \$5,133 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.
4. Upon completion of the Subdivision, and prior to the establishment of the two-year maintenance surety, the Applicant shall submit and "As-Built" Plan of the subdivision in its entirety, together with the ROW deed dedicating the ROW as a public street.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems. Any minor discrepancy in volume quantities between pre-condition and post-condition will be addressed with Engineering Department prior to Planning Board endorsement of the plan.
6. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
7. Approval of this plan shall be subject to administrative review by the Town Planner and Town Engineer.
8. Approval of this plan is subject to receiving an Alteration of Terrain permit.
9. Driveway profiles and sight distances shall be approved by the Town Engineer prior to Planning Board endorsement of the Plan-of-Record.
10. The sight distance for the proposed roadway shall be reviewed and approved by the Town Engineer prior to Planning Board endorsement of the Plan-of-Record.
11. A street light, conforming to Town standards, shall be added to the intersection with Gowing Road.
12. The landscape plan showing arborvitaes in the proposed Right-of-Way shall be revised to move the plantings to be located on the property of the abutters.
13. 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 Sundays.
14. Blasting or ramming activities shall be limited to the hours between 9:00 A.M and 5:00 P.M, Monday through Friday. Blasting activities are prohibited on Saturday and Sunday.
15. A pre-construction meeting shall be scheduled with the Town Engineer prior to construction.
16. Utilities shall be underground.

Conditions Recommended by the Conservation Commission:

17. Construction and restoration shall comply with Best Management Practices set forth in *New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control*.
18. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer and the Hudson Conservation Commission.
19. The Town Engineer shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the Applicant and Conservation Commission for immediate remediation.
20. A note shall be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer areas during construction.
21. The applicant shall install “No Cut/No Disturb” signs at 150 foot intervals along the outside edge of the 50 foot wetland buffer areas of proposed lots 1 through 5 and update the plan set sheet 10 of 16 (Grading Plan) to show these locations. Such signs shall be installed prior issuance of certificate of occupancy for lots 1 through 5.
22. As the Musquash Conservation Area runs adjacent to the proposed development additional tree planting should be required, as a condition of approval, behind proposed lot 3 and storm water feature # 2 within the 50 foot buffer to help screen conservation trails from the new homes. A note be added to the final Landscaping Plan that states, “Screening Trees and Shrubs shall placed behind Lot 3 and storm water treatment area #2”.
23. Any proposed landscaping within jurisdictional resource areas shall consist of species native to northeastern USA region. Prior to implementation, a final landscape plan with plant schedule, shall be submitted to the Town for review and approval.
24. A recommendation to future home owners by the applicant shall be made asking that fertilizers utilized for landscaping and lawn care should be slow release, low-nitrogen types (<5%) to help minimize nutrient loading in wetlands adjacent to the site.

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

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| E. Heritage Landing Conditional Use Permit
CUP# 08-21 | 112 & 114 Greeley Street
Map 140/Lots 2 & 3 |
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Purpose of Plan: to request a conditional use permit for wetland and wetland buffer impacts for the proposed age restricted detached condominium development at 112 & 114 Greeley Street. Application acceptance & hearing.

Mr. Dumont made a motion to accept the Conditional Use Permit for Heritage Landing on 112 & 114 Greeley Street, Map 140/Lots 002-000 & 003-000.

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

VIII. OTHER BUSINESS

A. Master Plan Update

Town Planner explained that some draft chapters of the Master Plan update were ready for review and suggested the Board review and potentially approve a chapter or two at a time rather than attempt to tackle all at once. The board concurred.

IX. ADJOURNMENT

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

Meeting adjourned at 8:55 p.m.

Elliott Veloso
Secretary

*Mr. Dumont moved to accept the minutes/decisions on 8/25/21.
Motion seconded by Mr. Collins. Motion carried 6/0/0.*

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