



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: AUGUST 25, 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 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. Fauvel seated for Mr. Ulery.

V. MINUTES OF PREVIOUS MEETING(S)

- 28 July 21 Meeting Minutes – Decisions

Mr. Dumont moved to accept 28 July 21 Meeting Minutes (as written/amended).

Motion seconded by Mr. Collins. All in favor – motion carried 6/0/0.

VI. NEW BUSINESS

- | | |
|---|-----------------------------------|
| A. Plante Driveway Conditional Use Permit
CUP# 09-21 | Wason Road
Map 206/Lot 001-002 |
|---|-----------------------------------|

Purpose of Plan: to show a proposed driveway crossing in support of a state wetland permit where a conditional use permit is also required from the town due to impacting the 50-foot wetlands buffer.

Mr. Dumont recused himself from this application.

Mr. Van der Veen moved to accept the conditional use permit application for the Plante Driveway Application, CUP# 09-21, on an unnumbered lot on Wason Road, Map 206/Lot 001-002.

Motion seconded by Mr. Collins. All in favor – motion carried 6/0/0.

Public input opened @ 7:06 p.m.

Caitlin Hamm, 8 Pasture Drive – Concerns about the vernal stream that runs through her yard onto the Plante parcel that since the construction of the driveway, no longer flows and is backing up into her yard causing an increase in mosquitos and a wet/muddy yard.

Tracy Bloom, 18 Pasture Drive – Not opposed to the new home being built, but concerned about the right-of-way (paper street) being utilized next to her property line as the access.

Susan Proulx, 20 Pasture Drive – Does not support any driveway being placed in the right-of-way. Feels it would be disruptive with construction and effect their quality of life.

Doug Gagnon, 19 Pasture Drive – Opposed to the road going in on the right-of-way. Lights from the cars would shine right on his house. The road is already in despair.

Andrew Bernard, 131 Wason Road – Is there going to be a “fan” at the end of the driveway? Concerned about the driveway being at the bottom of the hill and people go down that hill at 40 – 50 MPH. Concerned for the owner pulling out onto Wason.

Bob St. Cyr, 8 Wende Drive – Concerned about the driveway going through the wetland buffer. Looking for mitigation on his daughters property @ 8 Pasture Drive.

Mark & Susan Chase, 6 Pasture Drive (Not in attendance – written letter to the board) – Wants to ensure pipes are situated at current elevation to not disrupt the current natural flow of water to ensure there is no backup of water flow to abutting properties. Close proximity to property line and removal of nature buffer (tree line). To help ease the disturbance of construction activity, we would suggest preserving existing trees or planting trees along stone wall near abutter property line.

Public input closed @ 7:21 p.m.

Mr. Collins moved to approve the conditional use permit for the Plante Driveway Application on an unnumbered lot on Wason Road, Map 206/Lot 001-002 consisting of the plan entitled: Tax Map 206 Lot 1-2 Wetland Permit Plan; prepared by S&H Land Services, LLC, 141 Londonderry Tpke., Hooksett, NH; prepared for Marco Plante, Wason Road, Hudson, New Hampshire; consisting of a single sheet with general notes 1-6 dated July 8, 2021, last revised August 5, 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 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.
3. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Development, confirming that the driveway conforms to the Plan approved by the Planning Board.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. 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.

Stipulations proposed by Conservation Commission:

6. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
7. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
8. 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.
9. The applicant will file a Dredge and Fill permit application with the NHDES per Title L, Water Management and Protection Chapter 482-A.
10. The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.).
11. “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.).
12. Stockpiling of construction materials is not allowed in the wetland buffer areas during construction.
13. Shoulder reduction along impact area shall be reduced to one-foot on either side of the driveway along the wetlands, wetland buffer area, and wetland crossing.

Motion seconded by Mr. Veloso. All in favor – motion carried 6/0/0.

Mr. Dumont reseated.

VII. OLD BUSINESS

- A. S.L. Chasse Steel Conditional Use Permit 201 & 199 Robinson Road
CUP# 07-21 Map 105/Lots 17-2 & 17-3

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.

Mr. Collins moved to continue the public hearing for the Conditional Use Permit for S.L. Chasse Steel at 199 & 201 Robinson Road, Map 105/Lots 017-002 & 017-003 to date certain, September 8, 2021.

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

- B. S.L. Chasse Steel Site Plan 201 Robinson Road
SP# 03-21 Map 105/Lot 017-002

Purpose of Plan: to show a proposed industrial building totaling 22,500 SF and associated parking.

Mr. Collins moved to continue the public hearing for the Site Plan Applications for S.L. Chasse Steel at 199 & 201 Robinson Road, Map 105/Lots 017-002 & 017-003 to date certain, September 8, 2021. All in favor – motion carried 6/0/0.

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

- C. S.L. Chasse Steel Site Plan 199 Robinson Road
SP# 04-21 Map 105/Lot 017-003

Purpose of plan: to show three (3) proposed industrial buildings totaling 50,400 SF and associated parking.

Mr. Collins moved to continue the public hearing for Site Plan Applications for S.L. Chasse Steel at 199 & 201 Robinson Road, Map 105/Lots 017-002 & 017-003 to date certain, September 8, 2021. All in favor – motion carried 6/0/0.

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

- D. Aroma Joe's Site Plan 56 Derry Street
SP# 08-21 Map 173/Lot 29

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

Mr. Veloso moved to continue the public hearing for the site plan application for Aroma Joe's at 56 Derry Street; Map 173/Lot 029-000, to date certain, September 8, 2021.

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

VIII. OTHER BUSINESS

A. Master Plan – Historic Resources and Community Facilities Chapters.

Mr. Groth introduced the draft chapters for Community Facilities and Historic Resources and requested that Board members email him their feedback and suggestions over the coming weeks. Once Board members feels they have had adequate time to review these drafts, they will be reviewed and potentially adopted at a future meeting.

B. Request to establish a bond for Granite Heights Subdivision by Elvis Dhima, Town Engineer.

Mr. Dumont moved to establish a performance surety in the amount of \$463,086.60 for the Granite Heights Subdivision, Map 161/Lot 029, in its entirety, and in accordance with the written recommendation of the Town Engineer, Elvis Dhima’s Interoffice Memo on file, dated August 20, 2021, together with the Road Guarantee Estimate Form. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

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

C. Planning Board Applications -Proposed language change to revision submission deadline.

The following information is required to filed with the Planning Department *no later than 10:00 A.M., Tuesday ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.*

Mr. Dumont moved to approve the revised application language as presented concerning submittal deadlines.

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

IX. ADJOURNMENT

Motion to adjourn by Mr. Dumont. Seconded by Mr. Veloso. All in favor – motion carried 6/0/0.

Meeting adjourned at 8:23 p.m.

Elliott Veloso
Secretary

*Mr. Dumont moved to accept the minutes/decisions on 9/8/21.
Motion seconded by Mr. Collins. Motion carried 6/0/1 (Oates Abstained).*

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