



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: SEPTEMBER 8, 2021

In attendance = X Alternate Seated = S Partial Attendance = P Excused Absence = E

Tim Malley
Chair

Ed Van der Veen
Vice-Chair

Elliott Veloso
Secretary

Jordan Ulery
Member

Dillon Dumont
Member

William Collins
Member

Victor Oates
Alternate

Leo Fauvel
Alternate

David Morin
Select. Rep.

Marilyn McGrath
Alt. Select Rep.

Brian Groth
Town Rep.

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- 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.
Mr. Fauvel seated for Mr. Veloso.

V. MINUTES OF PREVIOUS MEETING(S)

- 25 August 21 Meeting Minutes – Decisions

Mr. Dumont moved to accept 25 August 21 Meeting Minutes (as written/amended).

Motion seconded by Mr. Collins. All in favor – motion carried 6/0/1 (Oates Abstained).

VI. OLD BUSINESS

A. S.L. Chasse Steel Site Plan
SP# 03-21

201 Robinson Road
Map 105/Lot 017-002

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

WAIVERS GRANTED:

§276-11.1.B(12) – General Plan Requirements.

Mr. Dumont moved to grant a waiver from §276-11.1.B(12), to reduce the residential buffer to 100-feet, 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 6/1/0 (Fauvel).

§276-11.1.B(25) – General Plan Requirements.

Mr. Van der Veen moved to grant a waiver from §276-11.1.B(25), to allow access across the side lot line between lot 17-2 and Lot 17-3, 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 7/0/0.

Mr. Dumont moved to approve the site plan for Non-residential Site Plan, S.L. Chasse Steel, Map 105 Lot 17-2, Robinson Road, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for Steel Properties, LLC, 8 Christine Drive, Hudson, New Hampshire 03051; consisting of 13 sheets plus a cover page, with general notes 1-38 on Sheet 1; dated April 6, 2021, last revised September 2, 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 \$31,050 shall be paid prior to the issuance of a Certificate of Occupancy.
4. An offsite improvement, a Surge Valve for the Route 102 Booster Station, is necessitated by this application in tandem with SP #04-21. This shall be coordinated with the Engineering Department.
5. Prior to the issuance of a Certificate of Occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Planning Department, confirming that the site conforms to the Plan approved by the Planning Board.

6. The final design and size of the fire suppression water supply tanks shall be subject to the Fire Department's determination. The final Plan will reflect the needs identified during the building permit review process, which may begin prior to recording of the Plan. A building permit will not be issued until the Plan is recorded.
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.
11. For the purposes of this site plan approval, the term "active and substantial development" shall mean the completion of grading and stormwater management system.
12. In the event that Lot 17-2 and Lot 17-3 are not under common ownership, an access easement between the two lots shall be recorded.

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

B. S.L. Chasse Steel Site Plan SP# 04-21	199 Robinson Road Map 105/Lot 017-003
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Purpose of plan: to show three (3) proposed industrial buildings totaling 50,400 SF and associated parking.

WAIVER GRANTED:

§276-11.1.B(25) – General Plan Requirements.

Mr. Van der Veen moved to grant a waiver from §276-11.1.B(25), to allow access across the side lot line between lot 17-2 and Lot 17-3, 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 7/0/0.

Mr. Van der Veen moved to approve the site plan for Non-residential Site Plan, S.L. Chasse Steel Contractor Buildings, Map 105 Lot 17-3, Robinson Road, Hudson, New

Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for SLC Development, LLC, 8 Christine Drive, Hudson, New Hampshire 03051; consisting of 12 sheets plus a cover page, with general notes 1-41 on Sheet 1; dated April 6, 2021, last revised September 2, 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 \$69,552 shall be paid prior to the issuance of a Certificate of Occupancy.
4. An offsite improvement, a Surge Valve for the Route 102 Booster Station, is necessitated by this application in tandem with SP #03-21. This shall be coordinated with the Engineering Department.
5. Prior to the issuance of a Certificate of Occupancy, an L.L.S. Certified "as-built" site plan shall be provided to the Planning Department, confirming that the site conforms to the Plan approved by the Planning Board.
6. The final design and size of the fire suppression water supply tanks shall be subject to the Fire Department's determination. The final Plan will reflect the needs identified during the building permit review process, which may begin prior to recording of the Plan. A building permit will not be issued until the Plan is recorded.
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.
11. In the event that Lot 17-2 and Lot 17-3 are not under common ownership, an access easement between the two lots shall be recorded.

D. 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.

WAIVER GRANTED:

Mr. Dumont moved to grant a waiver from the Engineering Technical Guidelines & Typical Details, to allow for a drainage pipe at less than 2% slope within the private site, 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. All in favor – motion carried 7/0/0.

Mr. Van der Veen moved to approve the Site Plan: Non-Residential Site Plan, Aroma Joe's; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for owner: Steve S. & Hsiang Hwa W. Pan, 13 King Henry Drive, Londonderry, NH 03053 and owner/applicant: Scott Ziefelder, 169 Cannan Back Road, Barrington, NH 03825; consisting of 16 sheets including a cover sheet, with general notes 1-32 on Sheet 1; dated June 22, 2021, last revised August 30, 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. 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. Prior to the issuance of a Certificate of Occupancy, an L.L.S. Certified "as-built" site plan shall be provided to the Planning Department, confirming that the site conforms to the Plan approved by the Planning Board.
4. A cost allocation procedure (CAP) amount of \$20,696.00 shall be paid prior to the issuance of a Certificate of Occupancy.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
7. The applicant shall schedule a pre-construction meeting with the Town Engineer prior to beginning work on the site.
8. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

9. For the purposes of this site plan approval, the term “active and substantial development” shall mean the completion of grading, stormwater management system and any work within the public right-of-way.

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

VII. OTHER BUSINESS

A. Discussion on zoning amendment workshops for fall 2021.

Mr. Groth called for suggestions for zoning amendments from the Planning Board members. This includes ideas for desirable development and/or design standards. Mr. Groth explained that large-scale amendments should be reserved until the Master Plan update is completed, but that there may be some amendments that are worthy of tackling for the 2022 ballot.

VIII. ADJOURNMENT

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

Meeting adjourned at 8:17 p.m.

William Collins
Member

*Mr. Dumont moved to accept the minutes/decisions on 10/27/21.
Motion seconded by Mr. Collins. Motion carried 6/0/1 (Ulery 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).