



# TOWN OF HUDSON

  

## Planning Board



Timothy Malley, Chairman      Marilyn McGrath, Selectmen Liaison

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### MINUTES/DECISIONS OF THE PLANNING BOARD

**MEETING DATE: SEPTEMBER 22, 2021**

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



- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES – None.
  
- VI. NEW BUSINESS

**Note:** The Chairman modified the order of the agenda due to large public turnout for SP# 10-21.

|                           |                     |
|---------------------------|---------------------|
| B. Friars Drive Site Plan | Friars Drive        |
| SP# 10-21                 | Map 209/Lot 001-000 |

Purpose of plan: to show a proposed 504,000 SF single-story state-of-the-art industrial facility with 104 loading doors on two sides, 362 car parking spaces and 71 trailer spaces. Application acceptance & hearing.

Mr. Collins stepped down @ 7:03 p.m. and Mr. Fauvel seated.

Mr. Van der Veen moved to continue the public hearing for the site plan application # 10-21 for the Friars Drive Industrial Facility at 161 Lowell Road; Map 209/Lot 001-000, to date certain, October 20, 2021.

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

Mr. Collins reseated at 7:10 p.m.



2. A cost allocation procedure (CAP) amount of \$5,365.00 per unit within the proposed duplexes 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. Prior to Planning Board endorsement of the plan, it shall be subject to final administrative review by the Engineering Department and Planning Department.
5. This approval is contingent upon demonstration of conformity to the driveway permit requirements for each proposed lot.
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.
7. Conservation markers shall be placed at 50-ft intervals along the wetland buffer boundary that crosses Lot 010 and along the wetland buffers of proposed lots 010-001 & 010-002 before issuance of a certificate of occupancy.
8. The erosion control barrier at Lot 010 shall be repaired immediately to the satisfaction of Town Engineer and all materials at the rear removed from wetland buffer area.

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

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| C. Bobcat of New Hampshire Conditional Use Permit<br>CUP# 10-21 | 2 Rebel Rd & 345 Derry Rd<br>Map 101/Lots 018 & 019 |
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Purpose of Plan: to allow a stormwater management system within the Wetland Conservation Overlay District. Application acceptance & hearing.

Mr. Collins moved to accept the conditional use permit application # 10-21 for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018 & Map 101/Lot 019.

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

Public input opened and closed @ 7:52 p.m. as no one in the public wished to speak.

Mr. Dumont moved to continue the public hearing for the conditional use permit for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018 & Map 101/Lot 019 to date certain, October 27, 2021.

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

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|---|---|
| D. Bobcat of New Hampshire Site Plan<br>SP# 11-21 | 2 Rebel Rd & 345 Derry Rd<br>Map 173/Lot 29 |
|---|---|

Purpose of Plan: to propose a new parking lot/access drive for both lots, as well as adding outdoor display and storage areas. The construction of two building additions with associated site improvements and outdoor display areas. Application acceptance & hearing.

Mr. Van der Veen moved to accept the site plan application #11-21 for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018 & Map 101/Lot 019.

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

**WAIVERS GRANTED:**

Mr. Ulery moved to grant a waiver from § 275-8:C(7), to allow for a reduction in required parking spaces, 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. Ulery moved to grant a waiver from §276-11.1.B(25), to allow access across the side lot line between Lot 101-18 and Lot 101-19, 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 continue the public hearing for the site plan for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018 & Map 101/Lot 019 to date certain, October 27, 2021.

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

VII. OTHER BUSINESS

A. October 2021 Meeting Schedule.

Mr. Dumont moved to cancel the October 13, 2021 planning board meeting.

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

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 8:35 p.m.

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Elliott Veloso, Secretary

*Mr. Ulery moved to accept the minutes/decisions on 11/17/21.*

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

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