$\sum_{i=1}^{n}$	TOWN OF 1	HUDSON	NEW HILEN	
	Planning Board		THOORPORATED THE	
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12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: NOVEMBER 17, 2021

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

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

Mr. Lawlor for Mr. Van der Veen. Mr. Oates for Mr. Veloso.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 22 September 2021 Meeting Minutes Decisions

Mr. Ulery moved to accept the 22 September 2021 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont. Motion carried 7/0/0.

• 20 October 2021 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 20 October 2021 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont 6/0/1 (Collins abstained).

• 27 October 2021 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 27 October 2021 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont 5/0/2 (Oates & Lawlor abstained).

VI. CORRESPONDENCE

A. NRPC Proposal Trail Mapping – Bill Collins, Conservation Commission Chairman.

Mr. Collins stepped down @ 7:04 p.m. Mr. Fauvel seated for Mr. Collins.

Mr. Ulery moved to recommend to the Board of Selectmen the release of \$9,020.00 from the Recreation Fee Account, 09-2000-2050-000-182, for the NRPC Trail Mapping project in accordance with the request made by the Conservation Commission.

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

Mr. Collins re-seated @ 7:13 p.m.

B. 2022 Aerial Imagery Flyer – Request for funds by Elvis Dhima, Town Engineer & Jim Michaud, Chief Assessor.

Mr. Ulery moved to recommend to the Board of Selectmen the release of \$17,000.00 from the Tax Mapping Updating Fees Account, 01-0000-1312-000-505, for the Ortho & Planimetric Update project in accordance with the request made by Elvis Dhima, Town Engineer & Jim Michaud, Chief Assessor.

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

VII. NEW BUSINESS

A. Hudson Veterinary Clinic Change of Use257 Lowell RoadSP# 14-21Map 228/Lot 002

Purpose of Plan: a change of use of an existing from a bank (DCU) to a veterinary clinic with no changes to the exterior or site. Application acceptance & hearing.

Mr. Ulery moved to accept the site plan application for Hudson Veterinary Clinic at 257 Lowell Road; Tax Map 228/Lot 002-000.

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

Public input opened @ 7:20 p.m. No input. Public input closed @ 7:20 p.m. Hudson Planning Board Minutes/Decisions November 17, 2021 Page 2 Mr. Ulery moved approve the Hudson Veterinary Clinic site plan application for the change-of-use from a bank to veterinary clinic at 257 Lowell; Tax Map 228/Lot 002-000; 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.
- 2. The onsite drainage system shall be maintained in compliance with NHDES requirements for such systems. Usual erosion protection measures shall be taken to protect the basins from sediments.
- 3. 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.
- 4. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

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

VIII. OLD BUSINESS

A. Bobcat of New Hampshire Conditional Use Permit
CUP# 10-212 Rebel Rd & 345 Derry Rd
Map 101/Lots 018 & 019

Purpose of Plan: to allow a stormwater management system within the Wetland Conservation Overlay District. Application acceptance & hearing.

Mr. Ulery moved to defer the public hearing for the site plan and conditional use permit for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018, & Map 101/lot 19, to date certain, December 8, 2021.

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

B.	Bobcat of New Hampshire Site Plan	2 Rebel Rd & 345 Derry Rd	
	SP# 11-21	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. Dumont moved to defer the public hearing for the site plan and conditional use permit for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101/Lot 018, & Map 101/lot 19, to date certain, December 8, 2021.

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

IX. OTHER BUSINESS

A. Zoning Amendment Topics

Mr. Groth described a list of zoning topics for consideration of amendment. The topics were items that had come up throughout the past year during application reviews. Other topics were those forwarded from the ZBA. The Board instructed Mr. Groth to prepare amendments for their consideration on: age-restricted housing repeal, setbacks for accessory structures in the TR zone, building heights adjacent to residential zones, definition of buildable area, allowing residential in mixed use building the in the B zone without special exception, modifying the permitted use table to identify self-storage as a different use type than distribution facilities, and allowing outdoor activity for daycare home occupations.

X. ADJOURNMENT

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

Meeting adjourned at 8:28 p.m.

William Collins Member

Mr. Dumont moved to accept the minutes/decisions on 12/8/21. Motion seconded by Mr. Ulery. Motion carried 4/0/2 (Veloso & Van der Veen 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).