



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, 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: MARCH 17, 2021

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

- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

None.

V. MINUTES OF PREVIOUS MEETING(S)

- 10 February 21 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 10 February 21 Meeting Minutes (as written/amended).
Motion seconded by Mr. Coutu. All in favor – motion carried.
- 17 February 21 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 17 February 21 Meeting Minutes (as written/amended).
Motion seconded by Mr. Collins. Mr. Coutu abstained – motion carried 6/0/1.
- 24 February 21 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 24 February 21 Meeting Minutes (as written/amended).
Motion seconded by Mr. Ulery. All in favor – motion carried.

VI. CONCEPTUAL REVIEW ONLY

- A. Bobcat of NH Conceptual Site Plan CSP# 01-21 345 Derry Road and 2 Rebel Road
Map 101/Lots 018 & 019

Purpose of Plan: to move Bobcat of NH's Dealership across Nashua Road from its existing location.

Mr. Dumont moved to close the Design Review phase for the Conceptual Site Plan application at 345 Derry Road and 2 Rebel Road, Map 101/Lots 018 & 019.

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

VII. NEW BUSINESS

- A. Friar Drive Conditional Use Permit CUP# 01-21 Friars Drive (formerly 161 Lowell Road)
Map 209/Lot 001

Purpose of Plan: Proposed utility interconnections within the Friars Drive and associated utilities easement areas.

Mr. Coutu moved to accept the Conditional Use Permit application on Friars Drive, Map 209/Lot 001.

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

Mr. Van der Veen moved to approve the Conditional Use Permit application on Friars Drive, Map 209/Lot 001 with 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. Final administrative review by Town Planner and Town Engineer
3. Construction activities involving the approved plan 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.
4. Approval of the Wetlands Conservation Overlay District Conditional Use Permit is conditioned on use of NH DES Best Management Practices for construction and restoration, and erosion control measures that meet the Town Engineer's approval.
5. Conservation Commission members shall be allowed to inspect the site during construction and report its findings to the applicant and Town Engineer for immediate remediation.
6. This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional impacts are necessary the plan be returned to the Conservation Commission for further review.

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

Meeting Recessed at 8:13 P.M., to be reconvened at 8:20 P.M.

Meeting reconvened at 8:21 P.M.

B. American Towers LLC Conditional Use Permit and Site Plan Application

CUP# 02-21

143 Dracut Road

SP# 01-21

Map 259/Lot 011

Purpose of Plan: Proposed 155-foot camouflaged “monopine” tower with T-Mobile antennas, associated 48’ x 48’ fenced ground area for carrier equipment with access from Dracut Road over existing paved driveway to proposed crushed stone driveway to the locked entrance gate and underground utilities.

Public Input opened for American Towers LLC Conditional Use Permit and Site Plan Application at 8:39 P.M.

Jeff Zduniak, 135 Dracut Road – Has a direct view of the radio tower location from his property. Enjoys Hudson’s rural atmosphere and concerns about the change and the environment. Camouflaged tower doesn’t look like trees. Concerns about the applicant putting the tower up the hill and as close as it can get to the R-2 area, despite the large acreage of the property, because of wetland and fill issues. This brings the radiation closer to the people. Concerns about the impact of the radiation level emitted by the new 5-G technology. Doesn’t see the dish mentioned shown on the drawings. Doesn’t see why a tower in Hudson would better service the dead spots in Pelham, Windham, and Dracut than putting the tower in these communities instead. Doesn’t think it is a great thing for Hudson. The tower will be more visible in the winter. He is against the application.

Nancy Hauman, 2 Norris Road / 130 Norris Road – Opposes plan. Backyard directly faces the radio tower location through the trees. Balloon test and the photos are deceiving. They didn’t come to her property to do the balloon test. 3-foot balloon doesn’t represent 25-foot dish. Enjoys the rural nature of this area and spends a lot of time in her backyard. Concerns about the view of the radio tower and its 5-G radio waves. Welcome the applicant to do a balloon test from her property.

Public Input closed at 8:47 P.M.

Mr. Ulery moved to accept the Site Plan and Conditional Use Permit application at 143 Dracut Road, Map 259/Lot 011.

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

Mr. Collins moved to schedule a site walk for the Site Plan and Conditional Use Permit application at 143 Dracut Road, Map 259/Lot 011, to be held on date certain, April 14, 2021, at 5:00 P.M.

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

Mr. Veloso moved to continue the public hearing for the Site Plan and Conditional Use Permit application at 143 Dracut Road, Map 259/Lot 011, to date certain, April 14, 2021, at 7:00 P.M..

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

VIII. ADJOURNMENT

Mr. Coutu moved to adjourn. Motion seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 9:53 P.M.

Elliott Veloso
Secretary, Planning Board

These minutes are in draft form and have not yet been approved by the Planning Board.

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