



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: DECEMBER 22, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> E </u>	Jordan Ulery Member <u> E </u>
Dillon Dumont Member <u> X </u> (7:22 seated)	William Collins Member <u> X </u>	Victor Oates Alternate <u> E </u>	
Michael Lawlor Alternate <u> E </u>	Marilyn McGrath Alt. Select Rep. <u> E </u>	David Morin Select. Rep. <u> X </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. DESIGN REVIEW PHASE

- A. Integra Biosciences Proposed Building Addition
CSP# 03-21

22 Friars Drive
Map 209/Lot 4

Purpose of Plan: to conceptually show a 1-story, 34,340 SF warehouse building addition (50-foot height) and a second floor manufacturing addition (8,428 SF).

No motion needed. Applicant is going to file a formal application in January.

VI. OLD BUSINESS

- A. MacThompson Site Plan
SP# 12-21

48 Lowell Road
Map 190/Lot 191

Purpose of Plan: to re-develop the site as a multi-use commercial site to include business or professional office, retail business and personal service establishment, and eating & drinking establishment. Application acceptance & hearing.

Mr. Collins moved to defer the public hearing for the site plan for MacThompson at 48 Lowell Road; Map 190/Lot 191, to date certain, January 12, 2022.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 4/0/0.

VII. NEW BUSINESS

A. Zoning Amendments Public Hearing

i. Repeal of Article XIII – Housing for Older Persons

Public input opened @ 7:04 p.m.

James Crowley, 4 Fairway Drive – questioned why not keep incentives for elderly housing.

Kim Frenette, 8B Dumont Road – feels this is discriminating in a way to our elderly, and it is good to have elderly housing so the people who have lived here their entire lives can stay.

Town Planner explained that age-restricted housing is the only legal form of discrimination, therefore repealing it is removing a discriminatory ordinance. The ese types of ordinances that once proliferated through New Hampshire contribute to the housing crisis faced by the State. There is a great need for housing that is affordable to all ages, including working families and all generations.

Public input closed @ 7:07 p.m.

Mr. Van der Veen moved to recommend the repeal of §334 Article XIII – Housing for Older Persons, to discontinue incentivizing age-restrictive developments. This amendment will not affect existing and/or currently approved age-restricted developments.

Motion seconded by Mr. Collins. All in favor – motion carried 4/0/0.

Mr. Dumont seated @ 7:22 p.m. (arrived @ 7:08 p.m.)

ii. Reduction of side and rear yard setbacks for accessory structures & features in the TR zone.

Public input opened @ 7:22 p.m.

James Crowley, 4 Fairway Drive – generally supports the amendment, and gives a positive recommendation.

Public input closed @ 7:23 p.m.

Mr. Dumont moved to recommend amending §334 Attachment 4, “Table of Minimum Dimensional Requirements” to reduce the side-yard and rear-yard setback for accessory structures in the TR zone from 15-feet to 5-feet. This amendment applies to accessory

structures and features such as sheds and pools. Garages must still adhere to setbacks for principal structures.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 5/0/0.

- iii. To eliminate the need for a special exception for mixed-use buildings with a residential component, while site plan review would still be required.

Public input opened @ 7:24 p.m.

James Crowley, 4 Fairway Drive – thinks this is a good idea, but worried about the unintended use.

Public input closed @ 7:28 p.m.

Mr. Collins moved to recommend amending §334-10 to eliminate subsection D, which requires a special exception for mixed-use buildings with residential in the Business one. Such proposals would still require site plan review.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 5/0/0.

- iv. To revise the Home Occupation Special Exception to allow outdoor play areas for daycare as required by the State of New Hampshire.

Public input opened @ 7:35 p.m.

James Crowley, 4 Fairway Drive – in support because this is a state requirement.

Public input closed @ 7:35 p.m.

Mr. Dumont moved to recommend amending §334-24.D to allow outdoor activity for daycare home occupations.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 5/0/0.

- v. To amend the Table of Permitted Uses to separate Distribution Facilities from Self-Storage and Warehouses, and to restrict Distribution Facilities to Industrial Zones.

Public input opened @ 7:39 p.m.

James Crowley, 4 Fairway Drive – supports amendment, and can we define uses in the regulations.

Public input closed @ 7:40 p.m.

Mr. Dumont moved to continue amending §334 Attachment 1 “Table of Permitted Principal Uses” and to add a definition of Distribution Facilities to §334-6 “Definitions” to distinguish Distribution Facilities from warehouses and self-storage and restricting Distribution Facilities to the Industrial Zone, to date certain, January 12, 2022.

Motion seconded by Mr. Collins. All in favor – motion carried 5/0/0.

Mr. Dumont moved to schedule a public hearing on the Petition Zoning Articles for January 12, 2022.

Motion seconded by Mr. Collins. All in favor – motion carried 5/0/0.

VIII. ADJOURNMENT

Motion to adjourn by Mr. Collins. Seconded by Mr. Van der Veen. All in favor – motion carried 5/0/0.

Meeting adjourned at 8:32 p.m.

Brian Groth
Town Planner

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).



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: JANUARY 12, 2022

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> E </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>	
Michael Lawlor Alternate <u> X </u>	Marilyn McGrath Alt. Select Rep. <u> E </u>	David Morin Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>

- I. CALL TO ORDER BY CHAIRPERSON AT 7:15 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

Mr. Lawlor seated for Mr. Veloso.

V. OLD BUSINESS

- A. MacThompson Site Plan
SP# 12-21

48 Lowell Road
Map 190/Lot 191

Purpose of Plan: to re-develop the site as a multi-use commercial site to include business or professional office, retail business and personal service establishment, and eating & drinking establishment. Application acceptance & hearing.

Mr. Van der Veen moved to defer the public hearing for the site plan application for the MacThompson Site Plan at 48 Lowell Road, Tax Map 190/Lot 191-000, to date certain, February 9, 2022.

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

VI. NEW BUSINESS

A. Stuart Street Change of Use
SP# 15-21

7 Stuart Street
Map 234/Lot 048

Purpose of Plan: to change the use of the southerly building on the property from a dog training facility to a residential home [Variance granted by the ZBA on 12/09/21].

Mr. Collins moved to accept the site plan application for McGibbon Property at 7 Stuart Street; Tax Map 234/Lot 048-000.

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

Public input opened @ 7:20 p.m. Public input closed @ 7:20 p.m.

Mr. Ulery moved to approve Change of Use Site Plan, McGibbon Property, Map 234; Lot 48, Stuart Street / River Road, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Lori McGibbon, 7 Stuart Street, Hudson, NH 03051; consisting of a single sheet with notes 1-12 on Sheet 1; dated November 11, 2021, last revised January 3, 2022; 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 and the Variance Notice of Decision
2. The Town Engineer's comments regarding water and septic service shall be addressed prior to Planning Board endorsement of the Plan.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. 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.
5. This approval is conditioned upon satisfaction of the conditions of the variance.
6. This site plan is only valid so long as the variance for the use remains valid. This approval will terminate by operation of law when the variance expires. A separate notation shall be included in the plan, separate from the general conditions, in bold face type, which states that: "The change of use authorized by the this site plan is permitted by a variance granted in accordance with RSA 674:33, V, which was deemed necessary to provide a reasonable accommodation to allow a person or persons with a recognized physical disability to reside in or regularly use the premises. Pursuant to RSA 674:33, V (b), the variance shall survive only so long as the particular person has a continuing need to use the premises. At such time as the particular person no longer has a continuing need to use the premises, the variance will expire, and the change of use authorized by this site plan shall no longer be deemed a permitted use of the premises."

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

B. Roystan 5-Lot Subdivision Plan
SB# 08-21

10 Caldwell Road
Map 194/Lot 002

Purpose of Plan: to show the proposed subdivision of the existing 34.65-acre lot into five residential lots.

Mr. Dumont moved to accept the subdivision plan application for Roystan-Speare Road Subdivision at 10 Caldwell Road; Tax Map 194/Lot 002-000.

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

Public input opened @ 7:30 p.m.

Donald Dion, 28 Speare Road – concerned about the water, stormwater drainage, existing culvert, possible flooding of his driveway and the duplex's next to him.

Kevin Partridge, 22 Speare Road – concerned with the number of driveways, stormwater, and questions about the water supply.

Eric Crear, 74 Bush Hill Road – concerned about stormwater and wetlands.

Paige Schaller, 213 Fox Hollow Drive – asked about the public road status & questioned a wildlife study.

Public input closed @ 7:41 p.m.

Mr. Dumont moved to approve the plan entitled: Residential Subdivision, Speare Road, Map 194, Lot 2, 10 Caldwell Road, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Wendy Roystan, 82 Bush Hill Road, Hudson, NH 03051; consisting of 9 sheets with an additional Cover Sheet, and notes 1-15 on Sheet 1; dated September 2, 2021, and last revised December 10, 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, including notes 1-15 on Sheet 1, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. Approval of this plan shall be subject to final administrative review by the Engineering Department and Planning Department.
4. 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.
5. A cost allocation procedure (CAP) at the current rate for the housing type at this date, shall be paid prior to the issuance of a Certificate of Occupancy for the new housing units.

6. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
7. Installation of markers at the 50' wetland buffer on the proposed Lot 2-1 prior to the issuance of a Certificate of Occupancy.
8. Any proposed development activity on these lots shall comply with §290 of the Hudson Land Use Code, including adequate stormwater management and erosion control measures and, if applicable, an approved Stormwater Management and Erosion Control Plan.
9. There shall only be one driveway per lot.
10. Ramming & blasting activities involving the proposed undeveloped lots shall be limited to the hours of 7:00 A.M. and 5:00 P.M. Monday through Friday.

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

C. Petitioned Zoning Amendments Public Hearing

- i. To amend the Table of Permitted Uses to remove wholesale, warehouse, self-storage mini-storage and distribution facility from the permitted uses under Industrial, General and General-1 zones.

James Crowley presented the petitioned zoning amendment.

Public input opened @ 8:17 p.m.

Jay Leonard, local attorney for a few land owners in town & the Friels – does not support the article & states this would apply to 60% of land in town, and the purpose being growth control.

Tom Farrelly, Cushman & Wakefield – does not support the article, manufacturing has over 50% of the floor area is warehouse, and said this would eliminate economic development.

Jim Dobens, 4 Eagle Drive – supports the article & feels we will become a dumping ground for industrial parks & warehouses without the proper infrastructure.

Dean Sakati, 11 Fairway Drive – supports the article & feels we don't need laissez faire development, and that we need the planning boards protection for development like this.

Paige Schaller, 213 Fox Hollow Drive – supports the article & is worried about the residents in town, buffers matter, need to look for the right type of business for the parcel, 200 foot buffer is not enough.

Heidi Jakoby, 94 Gowing Road – supports the warrant article, variances & waivers are the right path.

Public input closed @ 8:41 p.m.

Mr. Collins moved to not recommend the petitioned zoning amendment “To amend the Table of Permitted Uses to remove wholesale, warehouse, self-storage mini-storage and distribution facility from the permitted uses under Industrial, General and General-1 zones.”

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

- ii. In places where a 50-foot building height is allowed, to add a minimum 400-foot setback from residential zones for buildings exceeding 38-feet, with an additional 10-feet of setback for every 100,000 square feet of building footprint.

James Crowley presented the petitioned zoning amendment.

Public input opened @ 8:57 p.m.

Jim Dobens, 4 Eagle Drive – supports the article & feels the board needs to protect the residents of the town.

Dean Sakati, 11 Fairway Drive – supports the article & feels the board should listen to the residents.

Jay Leonard, attorney – doesn’t support the article & feels the 400 foot buffer is unreasonable, we need to go through the Master Plan, and this would strip property owner rights.

Paige Schaller, 213 Fox Hollow Drive – supports the article & talks about how much buffers matter.

Heidi Jakoby, 94 Gowing Road – supports the article.

Public input closed @ 9:08 p.m.

Mr. Collins moved to not recommend the petitioned zoning amendment “In places where a 50-foot building height is allowed, to add a minimum 400-foot setback from residential zones for buildings exceeding 38-feet, with an additional 10-feet of setback for every 100,000 square feet of building footprint.”

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

- iii. To amend the land use regulations to increase the buffer for commercial & industrial development in General and General-1 zones from 200-feet to 400-feet between commercial or industrial development and a residential use or zone.

James Crowley presented the petitioned zoning amendment.

Public input opened @ 9:26 p.m.

Jim Dobens, 4 Eagle Drive – supports the article & feels we will become an industrial town, and will have high density housing.

Ron Brown, 5 Hickory Street – supports the article & feels the board is working for the developers and not the residents.

Heidi Jakoby, 94 Gowing Road – supports the article & feels the residents need to be heard.

Jay Leonard, attorney – doesn't support the article & believes there is an obligation on developers to prove impacts are mitigated, and that the 400' buffer is arbitrary.

Dean Sakati, 11 Fairway Drive – supports the article & feels the town needs to pump the breaks, pause and rewrite the regulations.

Public input closed @ 9:35 p.m.

Mr. Dumont moved to not recommend the petitioned zoning amendment “To amend the land use regulations to increase the buffer for commercial & industrial development in General and General-1 zones from 200-feet to 400-feet between commercial or industrial development and a residential use or zone.”

Motion seconded by Mr. Ulery. All in favor – motion carried 6/1/0 (Van der Veen).

- D. Zoning Amendment Public Hearing: To amend the Table of Permitted Uses to separate and define several types of Distribution Facilities and Warehouses and to restrict said uses to Industrial Zones.

Public input opened @ 9:45 p.m.

Jim Crowley, 4 Fairway Drive – old business table of permitted uses allows warehouses and new amendment is different. What if both are approved?

Jay Leonard, attorney – feels we need an updated master plan.

Public input closed @ 9:49 p.m.

Mr. Dumont moved to not move the amendment to the ballot.

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

- B. Zoning Amendment hearing continued: To amend the Table of Permitted Uses to separate Distribution Facilities from Self-Storage and Warehouses, and to restrict Distribution Facilities to Industrial Zones.

Public input opened @ 10:01 p.m.

Jim Crowley, 4 Fairway Drive – feels should have used VHB to do definitions.

Paul Inderbitzen, 2 Timothy Lane – procedural question on the amendment for the warrant article.

Jay Leonard, attorney – concerned with the definitions, with limiting to industrial, and the master plan process.

Susan Gosselin, 9 Fairway Drive – wants to see balance in development.

Public input closed @ 10:09 p.m.

Mr. Ulery moves to reinstate the word “wholesale”.

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

Mr. Collins moved to continue the public hearing on the proposed changed to date specific, January 26, 2022.

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

VII. ADJOURNMENT

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

Meeting adjourned at 10:19 p.m.

Elliott Veloso
Secretary

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).



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Marilyn McGrath, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: JANUARY 19, 2022

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
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> (7:03pm)	William Collins Member <u> X </u>	Victor Oates Alternate <u> X </u>	
Michael Lawlor Alternate <u> X </u>	Marilyn McGrath Alt. Select Rep. <u> E </u>	David Morin Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>



- I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mr. Lawlor seated for Mr. Dumont.

V. MINUTES OF PREVIOUS MEETING(S)

- 08 December 2021 Meeting Minutes – Decisions
 Mr. Collins moved to accept 08 December 21 Meeting Minutes (as written/amended).
 Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.
- 15 December 2021 Meeting Minutes – Decisions
 Mr. Ulery moved to accept 15 December Meeting Minutes (as written/amended).
 Motion seconded by Mr. Veloso. All in favor – motion carried 5/0/2 (Malley & Collins Abstained).
- 22 December 2021 Meeting Minutes – Decisions (Minutes were not ready for meeting)

VI. NEW BUSINESS

A. Bluebird Self Storage Site Plan SP# 17-21

196, 200, & 202 Central Street
Map 176/Lots 021, 022, & 023

Purpose of Plan: to propose a 39,338 square-foot self-storage building with associated parking, drives, utilities, and stormwater ponds. Application acceptance & hearing.

Mr. Collins moved to accept the site plan application for 196-202 Central Street; Tax Map 176/Lots 021-000, 022-000, 023-000.

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

Mr. Dumont arrived & recused himself @ 7:03 p.m.

Public input opened @ 7:05 p.m.

Todd Boyer, 2 Merrill Street – As a direct abutter, he is in support of this project.

Public input closed @ 7:06 p.m.

Mr. Collins moved to conduct a site walk for the site plan application for 196-202 Central Street; Tax Map 176/Lots 021-000, 022-000, and 023-000, to date certain, Saturday, January 29, 2022 @ 10:00 A.M. Secondary date, Sunday, January 30, 2022 @ 10:00 A.M. in the event of inclement weather.

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

WAIVERS GRANTED:

- Mr. Collins moved to grant a waiver from § 275-8.C.(2)(g), parking requirement for industrial uses, 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. Ulery. All in favor – motion carried 7/0/0.

- Mr. Ulery moved to grant a waiver from § 276-11.1.(12)(c), 200-foot distance between residential use or zoning district and any improved part of an industrial development, 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. Collins. All in favor – motion carried 7/0/0.

Mr. Collins moved to continue the public hearing for site plan application for 196-202 Central Street; Tax Map 176/Lots 021-000, 022-000, 023-000, to date certain, February 9, 2022.

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

Mr. Dumont seated @ 7:47 p.m.

B. Barretts Hill Road 2-Lot Subdivision
SB# 09-21

15 Barretts Hill Road
Map 159/Lot 027

Purpose of Plan: to subdivide Map 159/Lot 027 into two lots. Application acceptance & hearing.

Mr. Veloso moved to accept the subdivision application for 15 Barretts Hill Road 2-Lot Subdivision at 15 Barretts Hill Road; Tax Map 159/Lot 027-000.

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

Public input opened @ 7:50 p.m. There being no public input – closed @ 7:50 p.m.

Mr. Van der Veen moved to approve: Subdivision Plan, 15 Barretts Hill Road, Map 159/Lot 027, 15 Barretts Hill Road, Hudson New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for owner and applicant of record Denissa F. Grace, Trustee of the Denissa F. Grace Revocable Trust of 2009, 58 Century Lane, Litchfield, NH 03052 and for owner of record, Melanie Dewitt, 14 Sousa Boulevard, Hudson, NH 03051; consisting of 2 sheets with notes 1-13 on Sheet 1; dated December 20, 2021, last revised January 7, 2022 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. A cost allocation procedure (CAP) amount of \$5,880.00 per unit for single-family residential or of \$5,365.00 per unit within a duplex 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. Approval of this plan shall be subject to final administrative review by the Engineering Department and Planning Department.
5. 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.

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

VII. OTHER BUSINESS

A. Review of Planning Board Bylaws

Mr. Ulery moved to move the Planning Board Rules/Procedures to public meeting, date specific, February 9, 2022.

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

B. 2022 Election of Planning Board Officers

Mr. Ulery moved to nominate Mr. Malley as Chairman. Motion seconded by Mr. Motion carried – 6/0/1 (Malley abstained).

Mr. Ulery moved to nominate Mr. Van der Veen as vice-Chairman. Motion seconded by Mr. Dumont. All in favor – motion carried 7/0/0.

Mr. Ulery moved to nominate Mr. Veloso as Secretary. Motion seconded by Mr. Dumont. All in favor – motion carried 7/0/0.

C. 2022 Planning Board Meeting Dates

Dates discussed. No motion needed.

VIII. ADJOURNMENT

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

Meeting adjourned at 8:17 p.m.

Elliott Veloso
Secretary

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

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Marilyn McGrath, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: JANUARY 26, 2022

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

Tim Malley
Chair E

Ed Van der Veen
Vice-Chair X

Elliott Veloso
Secretary X

Jordan Ulery
Member X

Dillon Dumont
Member X

William Collins
Member X

Victor Oates
Alternate X

Michael Lawlor
Alternate X

Marilyn McGrath
Alt. Select Rep. E

David Morin
Select. Rep. X

Brian Groth
Town Rep. X

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

Mr. Lawlor seated for Mr. Malley.
Mr. Oates seated for Mr. Collins.

V. OLD BUSINESS

- A. Friars Drive Site Plan
SP# 10-21

Friars Drive/161 Lowell Rd.
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.
Continuance of hearing.

Applicant testimony opened @ 7:03 pm., and closed @ 7:50 p.m.

Mr. Van der Veen inquired if more public comment should be opened. There were three members in favor (Morin, Oates, & Lawlor), and four members opposed.

Selectman McGrath asked for the applicant to have a third party review of home property values to see if the project would negatively these values. The board voted unanimously for this study 7/0/0.

Applicant will proceed with the third party review pending legality from the Town's attorney.

Mr. Ulery moved to continue the public hearing for the site plan application SP# 10-21 for the Friars Drive Industrial Facility at 161 Lowell Road; Map 209/Lot 001-000, to date certain, March 9, 2022.

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

Recess called at 8:20 p.m.

Public hearing resumes @ 8:32 p.m.

Mr. Collins seated for Mr. Oates at 8:34 p.m.

- B. Zoning Amendment Public Hearing: To amend the Table of Permitted Uses to separate and define several types of Distribution Facilities and Warehouses, and to restrict said uses to Industrial Zones.

Public input opened @ 8:54 p.m.

Michael Bergeron, State of NH Department of Business & Economic Development – Does not support the zoning amendment.

Thomas J. Leonard, Attorney on behalf of the Friel's & Monahan's – Does not support the zoning amendment.

James Crowley, 4 Fairway Drive – Supports the zoning amendment.

Tom Farrelly, Cushman & Wakefield – Does not support the zoning amendment.

Paige Schaller, 213 Fox Hollow Drive – Supports the zoning amendment.

John Dubuc, 11 Eagle Drive – Supports the zoning amendment.

Public input closed @ 9:25 p.m.

Mr. Collins made a motion to move the Zoning Amendment for Table of Permitted Uses to separate and define several types of Distribution Facilities and Warehouses, and to restrict said uses to Industrial Zones.

Motion seconded by Mr. Morin to move to discussion. Motion fails 2/5/0 (Veloso, Morin, Ulery, Dumont, & Lawlor opposed).

Second hearing closed @ 9:55 p.m.

VI. NEW BUSINESS

VII. ADJOURNMENT

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

Meeting adjourned at 10:00 p.m.

Elliott Veloso
Secretary

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



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: FEBRUARY 9, 2022

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
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>	
Michael Lawlor Alternate <u> X </u>	Marilyn McGrath Alt. Select Rep. <u> E </u>	David Morin Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>

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- 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)

- 22 December 2021 Meeting Minutes – Decisions
- 12 January 2022 Meeting Minutes – Decisions
- 19 January 2022 Meeting Minutes – Decisions

All minutes deferred until the February 23, 2022 meeting.

VI. CORRESPONDENCE

A. Heritage Landing Bond – Water and Sewer Construction

Mr. Dumont moved to approve a bond amount of \$557,098.03 relative to the water & sewer construction at Heritage Landing, 112-114 Greeley Street, as presented in the memorandum from the Town Engineer, Elvis Dhima, to the Town Planner, Brian Groth.

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

VII. NEW BUSINESS

A. Aquatime Pools & Spa, Inc. Addition
SP# 16-21

89-91 River Road
Map 251/Lot 002

Purpose of Plan: to construct a 3,000 square-foot prefabricated metal one-story storage addition with seven additional parking spaces. Application acceptance & hearing.

Mr. Collins moved to accept the site plan application for River Road Addition at 89-91 River Road; Tax Map 251/Lot 002-000.

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

Public input opened @ 7:12 p.m.

James Crowley, 4 Fairway Drive – Questions impervious calculations, septic systems, and wetlands on site.

Public input closed @ 7:15 p.m.

WAIVER GRANTED:

Mr. Veloso moved to grant a waiver from §275-8:C(4), to allow for 9-foot by 18-foot 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. Ulery. All in favor – motion carried 7/0/0.

MOTION TO APPROVE:

Mr. Veloso moved to approve Non-Residential Site Plan, Pre-Fabricated Metal Storage Building Addition, 89 River Road, Hudson, New Hampshire, Map 251, Lot 2; prepared by Taj Engineering, LLC, 225 Stedman St, Suite 36B, Lowell, MA 01851; prepared for Taymar Realty, LLC, 440 Middlesex Road, Suite 58, Tyngsborough, MA 01879; consisting of 4 sheets with notes 1-10 on Sheet 1; dated December 7, 2021 and last revised February 4, 2022; 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, including notes 1-10 on Sheet 1, 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 \$2,130.00 shall be paid prior to the issuance of a Certificate of Occupancy.

4. Prior to the issuance of a final certificate of occupancy, an LLS Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Plan approved by the Planning Board.
5. Prior to applying for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer. Prior to final approval, all calculations will be checked and corrected if necessary.
7. 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.
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. The proposed restoration within the soft wetland buffer shall be overseen by a certified Wetland Scientist hired by the applicant and a final report of the restoration shall be submitted to the Town Engineer for his acceptance.
10. Wetland boundary markers shall be installed along the 50-foot wetland buffer edge.

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

VI. OLD BUSINESS

A. MacThompson Site Plan SP# 12-21

48 Lowell Road
Map 190/Lot 191

Purpose of Plan: to re-develop the site as a multi-use commercial site to include business or professional office, retail business and personal service establishment, and eating & drinking establishment.

Public input opened @ 7:39 p.m. & closed @ 7:39 p.m.

Mr. Veloso moved to approve MacThompson Site Plan, 48 Lowell Road, Hudson, New Hampshire 03051, Tax Map 190 Lot 191, Hudson, New Hampshire; prepared by Benchmark LLC, 1F Commons Drive, Suite 35, Londonderry, New Hampshire 03053; prepared for owner MacThompson Realty, Inc., 3 Marmon Drive, Nashua, New Hampshire 03060; consisting of 12 sheets with General Notes 1-36 on Sheet 3; dated August 3, 2021, and revised through January 21, 2022; 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, including notes General Notes 1-36 on Sheet 3, 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 \$85,920.00 shall be paid prior to the issuance of a Certificate of Occupancy.
4. Adequate test pit data for a test pit performed within the footprint of the proposed underground chamber system, alongside any other information required for the engineer review of the onsite drainage system, shall be provided to the Town, to the satisfaction of the Town Engineer. The test pit shall be performed and witnessed by a P.E. in the Engineering Department prior to installation of the underground chamber.
5. Elevations for the rim, invert in or invert out of the sewer manhole, alongside any other information required for the engineer review of the sewer system, shall be provided to the Town, to the satisfaction of the Town Engineer prior to recording of the Plan.
6. The sidewalk shall be revised to connect the rear area with the restaurant entrance to the satisfaction of the Town Planner.
7. Prior to the issuance of a final certificate of occupancy, a LLS/Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Plan approved by the Planning Board.
8. Prior to applying for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
9. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
10. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
11. 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.
12. 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. Dumont. All in favor – motion carried 7/0/0.

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| B. | Bluebird Self Storage Site Plan
SP# 17-21 | 196, 200, & 202 Central Street
Map 176/Lots 021, 022, & 023 |
|----|--|--|

Purpose of Plan: to propose a 39,338 square-foot self-storage building with associated parking, drives, utilities, and stormwater ponds.

Mr. Ulerly moved to defer the public hearing for the site plan application for 196-202 Central Street; Tax Map 176/Lot 021-000, 022-000, and 023-000, to date certain, February 23, 2022.

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

VII. OTHER BUSINESS

A. Planning Board Bylaws

The Planning Board Bylaws were reviewed by the members and edits were made.

Mr. Veloso made a motion to accept the Planning Board Bylaws as amended.

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

VIII. ADJOURNMENT

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

Meeting adjourned at 9:23 p.m.

Elliott Veloso
Secretary

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