



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>



- 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 |
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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

*Mr. Dumont moved to accept the minutes/decisions on 2/23/22.
Motion seconded by Mr. Ulery. 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).