



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 23, 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 7:00 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
Mr. Ulery moved to accept 22 December 21 Meeting Minutes (as written/amended).
Motion seconded by Mr. Collins. Motion carried 5/0/2 (Ulery & Veloso abstained).
- 12 January 2022 Meeting Minutes – Decisions
Mr. Ulery moved to accept 12 January 22 Meeting Minutes (as written/amended).
Motion seconded by Mr. Dumont. Motion carried 6/0/1 (Veloso abstained).
- 19 January 2022 Meeting Minutes – Decisions
Mr. Ulery moved to accept 19 January 22 Meeting Minutes (as written/amended).

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

- 26 January 2022 Meeting Minutes – Decisions

Mr. Ulery moved to accept 26 January 22 Meeting Minutes (as written/amended).

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

- 09 February 2022 Meeting Minutes – Decisions

Mr. Dumont moved to accept 09 February 22 Meeting Minutes (as written/amended).

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

VI. OLD BUSINESS

- A. Bluebird Self Storage Site Plan 196, 200, & 202 Central Street
SP# 17-21 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. Continuance of hearing.

Mr. Dumont recused himself @ 7:04 p.m. Mr. Lawlor seated.

Bridget Souza of Keach-Nordstrom presented.

Public input opened @ 7:12 p.m., and closed @ 7:12 p.m.

Mr. Ulery moved to continue the public hearing for site plan application for 196-202 Central Street; Tax Map 176/Lots 21, 22, & 23, to date certain, March 9, 2022.

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

WAIVER GRANTED:

- Mr. Collins 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. Veloso. All in favor – motion carried 7/0/0.

- Mr. Veloso moved to grant a waiver from **§275-8.C(6)(a)**, requirement of loading 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. Collins. All in favor – motion carried 7/0/0.

Mr. Dumont reseated @ 7:24 p.m.

VII. NEW BUSINESS

A. Proposed Urgent Care & Commercial Use Site Plan
SP# 01-22

3 Flagstone Drive
Map 222/Lot 014

Purpose of Plan: to propose a 5,100 +/- square foot building containing a 3,600 +/- square foot urgent care and additional 1,400 +/- square feet of commercial space, with associated site improvements. Application acceptance & hearing.

Mr. Collins moved to accept the site plan application for 3 Flagstone Drive; Tax Map 222/Lot 014.

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

Austin Turner from Bohler Engineering presented.

Public input opened @ 8:21 p.m.

James Crowley, 4 Fairway Drive – Questions who maintains the access drive, Dunkin Donuts driveway, and sight distance.

Public input closed @ 8:24 p.m.

WAIVERS GRANTED:

- Mr. Van der Veen moved to grant a waiver from **§276-11.1.(25)**, parking area setback, 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. Motion carried – 6/1/0 (Collins opposed).

- Mr. Veloso moved to grant a waiver from **§275-8.C.(4)**, parking space dimensions, 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. Motion carried – 4/3/0 (Morin, Collins & Malley opposed).

WAIVER DENIED:

- Mr. Ulery moved to grant a waiver from **§ 275-8.C.(6)**, off-street loading 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. Collins. Motion failed – 3/4/0 (Morin, Collins, Van der Veen & Malley opposed).

Mr. Dumont moved to continue the public hearing for the site plan application for 3 Flagstone Drive; Tax Map 222/Lot 014, to date certain, March 23, 2022.

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

B. Friars Drive Building Additions Site Plan
SP# 02-22

22 Friars Drive
Map 209/Lot 004

Purpose of Plan: to propose several building additions totaling 48,270 square feet, with associated site improvements including a revamped parking area, new loading docks, and new landscaping and site lighting. Application acceptance & hearing.

Mr. Veloso moved to accept the site plan application for the “Map 209/Lot 004, Site Plan, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire”, 22 Friars Drive, Map 209/Lot 004.

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

Jim Petropulos from Hayner/Swanson, Inc. presented.

Public input opened @ 9:46 p.m.

Ron Brown, 5 Hickory Street – Questions traffic, and right turn out of the site.

James Crowley, 4 Fairway Drive – Questions wetland mitigation, and test pits in buffer area.

Public input closed @ 9:49 p.m.

Mr. Veloso moved to schedule a site walk for the “Map 209/Lot 004, Site Plan, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire”, 22 Friars Drive, Map 209/Lot 004-000, to date certain, February 26, 2022 at 9:00 a.m.

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

Mr. Veloso moved to continue the site plan application for the “Map 209/Lot 004, Site Plan, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire”, 22 Friars Drive, Map 209/Lot 004, to date certain, March 23, 2022.

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

C. Friars Drive Building Additions Conditional Use Permit
CU# 01-22

22 Friars Drive
Map 209/Lot 004

Purpose of Plan: to show proposed 14,716 square feet of wetland buffer impact associated with the proposed building additions and site improvements to provide full access around the building in a clockwise manner so that trucks can then back into the dock areas. Application acceptance & hearing.

Mr. Dumont moved to accept the conditional use permit application for the “Map 209/Lot 004, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire”, 22 Friars Drive, Map 209/Lot 004.

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

Mr. Dumont & Mr. Oates recused themselves @ 9:53 p.m. Mr. Lawlor seated.

Mr. Collins made a motion to continue the meeting past 10:00 p.m.

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

D. Highland Street 2-Lot Subdivision Plan
SB# 01-22

53 Highland Street
Map 174/Lot 148

Purpose of Plan: to subdivide tax Map 174/Lot 148 into two residential lots. Application acceptance & hearing.

Mr. Collins moved to accept the lot line relocation and subdivision plan application for the Proposed Subdivision for Dumont Realty & Development, LLC, 53 Highland Street, Map 174/Lot 148.

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

Scott Boudreau from Boudreau Land Surveying presented.

Public input opened at 10:04 p.m., and closed @ 10:05 p.m.

Mr. Ulery moved to approve the Proposed Lot Line Relocation and Subdivision Plan for Dumont Realty & Development, LLC (Tax Map 174/Lot 148) 53 Highland Street, Hudson, NH 03051; prepared by Boudreau Land Surveying, P.L.L.C., 2 Beatrice Lane, Newmarket, NH 03857; prepared for Dumont Realty & Development, LLC, 43 Lowell Road, Suite 202-A, Hudson, NH 03051; consisting of 4 sheets, Notes 1-11 on Sheet 2, Notes 1-10 on Sheet 3, and Notes 1-13 on Sheet 4; dated January 20, 2022; last revised February 14, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval and the letter of agreement between the abutters shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,991.00 shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.

4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. 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.
7. Applicant shall coordinate with the Department of Public Works and the Engineering Department to achieve a solution to the existing drainage problem on Nottingham Street with the addition of the new driveway.

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

Mr. Dumont reseated @ 10:10 p.m.

VIII. OTHER BUSINESS

A. Planning Board Bylaws Update

Updated Bylaws handed out.

VI. ADJOURNMENT

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

Meeting adjourned at 10:13 p.m.

Dillon Dumont
Secretary

*Mr. Dumont moved to accept the minutes/decisions on 4/13/22.
Motion seconded by Mr. Ulery. Motion carried 6/0/1 (Crowley 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).