

TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Bob Guessferd, 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: MAY 18, 2022**

In attendance = XAlternate Seated = S Partial Attendance = Excused Absence = Tim Malley Ed Van der Veen Dillon Dumont Jordan Ulery Chair Member _X_ Member _X_ X Vice-Chair __ X_ James Crowley Victor Oates Michael Lawlor **Bob Guessferd** Member X Alternate X Alternate X Select Rep. __E_ David Morin **Brian Groth**

Alt. Select. Rep. X Town Rep. X

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

Mr. Lawlor was seated for Mr. Veloso.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 27 April 2022 Meeting Minutes

Mr. Ulery moved to accept 27 April 2022 Meeting Minutes.

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

Mr. Oates arrived at 7:08 P.M.

VI. **CORRESPONDENCE**

None.

VII. **OLD BUSINESS**

A. Barclay Medical Office Building

2 Stonemill Drive

SP #04-22 Map 246/Lot 1

Purpose of Plan: To construct a 28'x40' medical office building with 10 parking spaces and related improvements. Continuance of hearing.

Mr. Crowley moved to deny suspension of Section VI.8.b of the Planning Board Rules of Procedure (which requires applicant materials for packets to be submitted 14 days prior to the meeting). Motion was not seconded. Motion failed.

Mr. Ulery moved to suspend Section VI.8.b of the Planning Board Rules of Procedure. Motion was seconded by Mr. Dumont. Motion carried 6/1/0. (Crowley opposed)

Richard Maynard, Maynard & Paquette Engineering Associates, LLC spoke as the owner's representative, summarized changes from the previous meeting and presented a waiver request for parking lot aisle width.

Mr. Crowley moved to conduct a site walk of Map 246 Lot 1, 2 Stonemill Drive. Motion was not seconded. Motion failed.

Mr. Van der Veen moved to continue the site plan application for the Barclay Medical Office Building at 2 Stonemill Drive; Map 246 Lot 001-000, to date certain, June 8, 2022 for the purpose of addressing Section 290-5.A. Motion seconded by Mr. Crowley. Motion carried 6/1/0. (Mr. Dumont opposed)

VIII. **NEW BUSINESS**

A. 11 Tracy Lane Lot Line Relocation SB #02-22

11 Tracy Lane Map 101/Lots 6 & 13

Purpose of Plan: To propose a lot line relocation between lots 101-6 and 101-13. Application acceptance & hearing.

Mr. Dumont moved to accept the lot line relocation application for the lot line relocation on 11 Tracy Road Map 101 Lot 013-000 and 19 West Road Map 101 Lot 006-000. Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

Gregg Jeffries, Jeffries Land Survey LLC, and Bethany McFarland, Manager, AJ's Sport Bar and Grill presented their plan to relocate a lot line between lots 101-6 and 101-13.

The chair opened the Public Hearing at 7:55 P.M. No public present to comment.

Public Hearing closed at 7:56 P.M.

Mr. Dumont moved to grant a waiver from § 276-11.1.B(17), to not show topography on the plan, except for the area immediately around the proposed lot line relocation, 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. Van der Veen. Motion carried 7/0/0.

Mr. Van der Veen moved to grant a waiver § 276-11.1.B (4) and § 289-27.A to place the approval block in a location other than the lower-left corner of the plan sheet, 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 7/0/0.

Mr. Ulery moved to grant a waiver §276-11.1.B.25 to allow parking area within the rear setback as shown in the plan, 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. Van der Veen. Motion carried 7/0/0.

Mr. Van der Veen moved to approve the lot line relocation application for Lot Line Relocation Plan; prepared by Jeffrey Land Survey LLC, 1 Burgess Drive, Litchfield, NH 03052; prepared for NMMR LLC, owner and applicant, Map 101 Lot 13, Tracy Road, Hudson, NH, Hillsborough County, NH; consisting of a single sheet plan notes 1-8; dated April 2022; subject to, and revised per, the following stipulations:

- 1. The Notice of Decision shall be recorded at the HCRD, together with the Plan.
- 2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

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

B. 326 Transmission Line Structure Replacement Project CU #04-22 Various Locations Eversource ROW

Purpose: Eversource structure replacement project, which requires temporary wetland impacts.

Mr. Dumont moved to accept the conditional use permit application for the 326 Transmission Line – Structure Replacement Project, within the Eversource Maintained Right-of-Way and Utility Easements across multiple lots in Hudson, New Hampshire. Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

The application was presented by: Conor Madison, GZA; Kurt Nelson, Eversource; Lydia Morton, Eversource; and Tyler Nicoletti, Eversource.

The chair opened the Public Hearing at 8:15 P.M.

Mr. Groth shared an email from Ethan Severance, 12 Jacqueline Street, who had concerns of the potential impact to the wetland behind his property, had questions related to safety and enforcement of illegal off-road vehicle activity.

Mr. Groth described a phone conversation had with Stephen Molloy, 10 Jacqueline Street who could not attend the meeting. Mr. Molloy shared Mr. Severances concerns and also wondered if Eversource would be clearing trees or using Jacqueline Street for access.

Mr. Nelson said that Eversource would be accessing this area from Route 3A, not Jacqueline Street. They would be using timber bridge matting where necessary to allow water courses to flow naturally. There will be no tree clearing in this area. The construction area will be very visible and secured from unwanted activity.

Mr. Morin represented a concern related to restoration along Kienia Road.

Ms. Morton and Mr. Nicoletti responded. This project is unrelated to that concern. This concern was related to the Merrimack Valley Reliability Project. The resident wanted additional vegetation clearing that did not meet Eversource's standard for clearing.

Public Hearing Closed at: 8:29 P.M.

Mr. Dumont moved to approve the Conditional Use Permit application #04-22, for the 326 Transmission Line – Structure Replacement Project, within the Eversource Maintained Right-of-Way and Utility Easements across multiple lots in Hudson, New Hampshire, as depicted in:

326 Transmission Line – Structure Replacement Project, Hudson, New Hampshire, Conditional Use Permit Planset; prepared by GZA GeoEnvironmental, Inc., 5 Commerce Park North, Suite 201, Bedford, NH 03110; prepared for Eversource Energy, 13 Legends Drive, Hooksett, NH 03106; consisting of 5 Map Sheets dated April 2022 and Notes on Sheet S1 and details Sheet 2 dated February 18. 2022.

Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

C. Regulation Amendment: §193-10 Driveway Regulations; to allow driveways within 5-feet of the side lot line in the TR Zone only. Public Hearing.

The chair opened the Public Hearing at 8:50 P.M. No public present to comment. Public Hearing closed at 8:51 P.M.

Mr. Vander Veen moved to adopt the amendment to Section 193-10.H of the Driveway Regulations to allow setbacks for driveways to coincide with setbacks for accessory buildings. Motion seconded by Mr. Ulery. Motion carried 7/0/0.

IX. OTHER BUSINESS

A. Election of Secretary

Mr. Ulery nominated Mr. Dumont for Secretary. Motion seconded by Mr. Crowley. Motion carried 6/0/1. (Dumont abstained)

X. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Dumont. Motion carried 7/0/0.

Meeting adjourned at 8:56 P.M.

Dillon Dumont Secretary

Mr. Ulery moved to accept the minutes/decisions on 6/8/22. Motion seconded by Mr. Dumont. Motion carried 5/0/1 (Guessferd 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).