



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Robert 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: JUNE 8, 2022

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>P</u>	Ed Van der Veen Vice-Chair <u>X</u>	Dillon Dumont Secretary <u>X</u>	Jordan Ulery Member <u>X</u>
James Crowley Member <u>X</u>	Victor Oates Alternate <u>E</u>	Michael Lawlor Alternate <u>X</u>	
Bob Guessferd Select. Rep. <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</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
Vice-Chair Van der Veen served as Chairman in Mr. Malley's absence. Mr. Lawlor was seated for Mr. Malley.
- V. MINUTES OF PREVIOUS MEETING(S)
 - May 18 2022 minutes
Mr. Ulery moved to accept May 18 2022 minutes. Motion seconded by Mr. Dumont. Motion carried 5/0/1 (Selectman Guessferd abstained)
- VI. CORRESPONDENCE
- 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. Continued from May 18, 2022.

Dr. Warren Barclay, 2 Stonemill Drive, discussed the history of his application. Also present, Richard Maynard, PE, Maynard & Paquette Assoc., LLC.

Vice Chair Van der Veen opened public input at 7:15 p.m., seeing no one wishing to speak, closed at 7:15 p.m.

Mr. Ulery moved to grant a waiver from § 275-8.C.(5)(a), to allow the parking aisle width for perpendicular parking spaces to be 22-feet, 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 was seconded by Mr. Dumont. Motion carried 6/0/0.

Mr. Dumont moved to approve the site plan application entitled: Site Plan, Map 246 / Lot 1, Barclay Medical Office Building, 2 Stonemill Drive, Hudson, New Hampshire; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for: Warren R. Barclay, Trustee of Warren and Suzanne Barclay Revocable Trust, 24 Chalifoux Road, Hudson, NH 03051; consisting of 5 sheets and general notes #1-23 on Sheet 1; dated December 29, 2021; last revised May 5, 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 \$5,531.80 shall be paid prior to the issuance of a Certificate of Occupancy for the proposed office building.
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. This plan shall be subject to the stipulations of the use variance granted by the Zoning Board of Adjustment's Case #246-001.
7. The proposed development may require a revised septic design approval or relief from NH DES.
8. The proposed development requires a Shoreland Standard Application, unless indicated otherwise by NH DES.
9. 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.
10. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
11. The stormwater management report shall be revised to meet or exceed the requirements of §290-A.1, §290-A.4, §290-A.6, §290-A.9, §290-A.11, §290-A.12; and, the plan shall be revised to resolve the discrepancies between the plan and the stormwater management report as identified by the peer review letter dated April, 22,

2022. Cost of review of these items by a peer review consultant shall be at the applicant's expense.

12. Signage marking the wetland buffer shall be placed at the applicant's expense.

Motion seconded by Mr. Ulery.

Suggested amendments to revise condition #11 by Mr. Groth were accepted by Mr. Dumont and Mr. Ulery.

Suggested addition of condition #12 by Mr. Crowley was accepted by Mr. Dumont and Mr. Ulery.

Motion carried 5/1/0. (Crowley opposed)

Mr. Malley arrived and sat as Chairman at 8:34 p.m. Mr. Lawlor remained seated for the vacant member position.

VIII. NEW BUSINESS

A. Airex - Proposed Building Addition SP #06-22

17 Executive Dr.
Map 209 Lot 8

Purpose: to show a proposed 1-story, 25,200 square-foot building addition with appurtenant parking, loading and other site improvements. Application acceptance & hearing.

Mr. Ulery moved to accept the site plan application for the Airex Building Addition, 17 Executive Drive; Map 209 Lot 008-000.

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

Earle Blatchford, PS, Hayner/Swanson Inc. 3 Congress St. Nashua, NH presented the application. Also present: Jack Schroeder, Schroeder Construction Management, Inc.; Matt Carroll and Brian Fletcher, Stonehill Realty (Airex Filters Corporation).

Chairman Malley opened public input at 8:57 p.m., seeing no one wishing to speak, closed at 8:58 p.m.

Mr. Dumont moved to grant a waiver from § 275-8.C (2), to allow 91 parking spaces on a lot where 175 spaces are required, 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 from § 275-8.C (6), to allow 10 loading spaces on a lot where 11 spaces are required, 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. Dumont. Motion carried 7/0/0.

Mr. Ulery moved to continue the site plan application for the Airex Building Addition, 17 Executive Drive; Map 209 Lot 008-000, to date certain, July 13, 2022.

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

- B. 25 Webster St. & 20 Baker St. 25 Webster St. & 20 Baker St.
 SB #04-22 Map 181 Lot 1 & Map 174 Lot 15-1

Purpose: to show the subdivision of Lots 181/1 & 174/15-1 into six (6) single-family residential lots. Application acceptance & hearing.

In accordance with the Applicant’s request, Mr. Crowley moved to defer Subdivision Application SB #04-22, 25 Webster Street & 20 Baker Street to date certain, June 22, 2022.

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

IX. OTHER BUSINESS

- A. Town Planner Groth handed out and described several items of correspondence: a notice of a construction project under governmental use from the Town Engineer for the Marsh Road Water Booster Station; a notice of a construction project under governmental use from Ben Marshall, Forestry & Wildlife Instructor, CTE at Alvirne High School for an asphalt pad for forestry equipment; and a document from the Town’s consultant on MS4 reporting requirements.

Mr. Ulery moved to authorize Mr. Groth to author a letter for Chairman Malley’s review and distribution to Mr. Marshall with suggestions for the construction of the equipment pad primarily related to stormwater management.

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

- B. Mr. Van der Veen moved to cancel the Planning Board meeting scheduled for August 10, 2022.

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

X. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Crowley. Motion carried 7/0/0. Meeting adjourned at 9:39 p.m.

Dillon Dumont
Secretary

*Mr. Ulery moved to accept the minutes/decisions as amended on 7/13/22.
Motion seconded by Mr. Crowley with a suggested correction on Page 3 which listed a continuance date for SP# 06-22 of July 14, 2022 to be corrected to July 13, 2022. Mr. Ulery accepted the amendment.
Motion carried 6/0/1 (Hall 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).