



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: SEPTEMBER 14, 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>	Dillon Dumont Secretary <u>X</u> (arrived @ 7:01 PM)	Jordan Ulery Member <u>X</u>
James Crowley Member <u>X</u>	Brian Etienne Member <u>X</u>	Michael Lawlor Alternate <u>X</u>	Victor Oates Alternate <u>X</u>
George Hall 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
Mr. Lawlor seated for Mr. Dumont.
Mr. Dumont seated (arrived @ 7:01 P.M). Mr. Lawlor back to alternate.
- V. MINUTES OF PREVIOUS MEETING(S)
 - 27 July 2022 Meeting Minutes

Mr. Ulery moved to approve the July 27, 2022 minutes.
Motion seconded by Mr. Van der Veen. Motion carried 6/0/1 (Crowley abstained).
 - 24 August 2022 Meeting Minutes

Mr. Ulery moved to approve the August 24, 2022 minutes.
Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.
- VI. CORRESPONDENCE
 - A. New site plan application for Greenmeadow Golf Course received.

Mr. Groth defined Regional Impact and explained the new application and its relation to the previously approved application, by this applicant for the same parcel, that the Board deemed a Development of Regional Impact pursuant to RSA 36:54-58.

Mr. Dumont moved that the Planning Board find that the site plan application titled “Hudson Logistics Center” received September 12, 2022 constitutes a Development of Regional Impact and shall be processed by the Planning Board according to the procedures established in RSA 36:54-58, Review of Developments of Regional Impact.

Motion seconded by Mr. Van der Veen. Motion carried 6/0/1 (Crowley abstained).

VII. OLD BUSINESS

A. Miara Transportation Site Plan SP #05-22

12 Bockes Road
Map 136/Lot 1

Purpose of Plan: To propose to construct a 6,230 sf “hoop” structure in the rear of the existing property for trailer storage. Applicant has requested deferral to 8/24/22.

Mr. Ulery moved to accept the site plan application for the Non-residential Site Plan Phase One Amendment / Miara Transportation, 12 Bockes Road, Map 136 Lot 1.

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

Tony Basso from Keach-Nordstrom Associates, Inc. presented the site plan application.

Public input opened @ 7:18 P.M. None received, Public input closed @ 7:18 P.M.

Chris Cleaver of Miara Transportation spoke in regards to the underground fuel tank.

Mr. Crowley moved to approve the site plan application entitled: Non-residential Site Plan Phase One Amendment / Miara Transportation, Map 136 Lot 1, 12 Bockes Road, Hudson, New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Joseph A. Miara Jr., Trustee, Granite Realty Trust, 12 Bockes Road, Hudson, NH 03051; consisting of 9 sheets with a separate cover sheet and general notes 1-26 on Sheet 1; dated April 27, 2022; last revised August 25, 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 Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. The roof material shall be earth tone color, not white, and shall be extended to cover the outside of the storage container anchors.
3. Notwithstanding the amendment proposed in this application, the site remains subject to the site plan approval of January 11, 2017 and the development agreement recorded on February 24, 2017 at the HCRD, Document Number 7008707, Book 8946 Page 2774.
4. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with Inspectional Services.
5. 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.

6. Prior to the issuance of a Certificate of Occupancy for the hoop structure, phase one construction shall be completed as detailed in stipulation #3.

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

VIII. NEW BUSINESS

- A. Bush Hill Road Lot Line Relocation 116 & 117 Bush Hill Road
SB# 08-22 Map 201/Lots 1 & 10

Purpose of Plan: To relocate lot lines in accordance with donated land for right-of-way. Application acceptance & hearing.

Mr. Groth presented the Bush Hill Road Lot Line Relocation Plan.

Public input opened @ 7:51 P.M.

James Mills, 118 Bush Hill Road – in favor of the application, but concerned about the plan details and the frontage on his two properties.

Dave Arvedon, 115 Bush Hill Road – believes the road is fine, and that it just needs signage and lighting.

Public input closed @ 8:02 P.M.

Mr. Ulery moved to accept the lot line relocation application for the Right of Way Relocation Plan, Map 201 Lots 1 & 10, Bush Hill Road.

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

To seek clarity on questions raised by Mr. Mills, Mr. Etienne moved to continue the lot line relocation application for the Right of Way Relocation Plan, Map 201 Lots 1 & 10, Bush Hill Road, to date certain, September 28, 2022.

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

Mr. Hall recused himself @ 8:08 P.M.

- B. Brox Industries, Inc. Excavation Permit 85 Greeley Street & Barretts Hill Road
EP# 01-22 (Extension of EP# 01-17) Map 115/Lot 5

Purpose of Plan: To request a five-year extension of the previously approved Excavation Permit.

Erik Stevenson of Brox Industries, Inc. presented the excavation permit.

Public input opened @ 8:10 P.M. None received, public input closed @ 8:10 P.M.

Mr. Dumont moved to accept the extension of approval request for Excavation of Soils Permit application, EP# 01-22, for 85 Greeley Street, Map 115 Lot 005.

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

Mr. Dumont moved to extend the approval of the Excavation of Soils Plan entitled: Site Plan Map 115 Lot 5 Proposed Earth Excavation, 85 Greeley Street, Hudson, New Hampshire; prepared by: Hayner/Swanson, Inc., 3 Congress Street, Nashua, New Hampshire 03062-3301; prepared for: Brox Industries, Inc., 1471 Methuen Street, Dracut, Massachusetts 01826; consisting of 5 sheets with a separate cover sheet, and general notes 1-13 on Sheet 1; dated July 5, 2012; last revised August 10, 2012; 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.
2. The Planning Board grants approval for a period of time not to exceed five (5) years from the date of extension of approval.
3. A bond in the amount of \$10,000.00 shall be filed with the Engineering Department prior to Planning Board final endorsement of the plan.
4. Hours of excavation or removal of materials involving the subject lot shall be limited to the hours after 7:00 A.M. and before 7:00 P.M. Monday through Saturday. Said excavation or removal of materials shall be prohibited on Sundays.

Motion seconded by Mr. Crowley. Motion carried 6/1/0 (Etienne opposed).

Mr. Etienne explained the reason for his vote in opposition was that he felt the applicant should apply for a new permit at the time they intend to do the work instead of continuing to extend the permit.

Mr. Hall returned to alternate position @ 8:16 P.M.

- C. Proposed Central Gas Site Plan Central Street & Lowell Road
CSP# 01-22 Map 182/Lots 216, 217, 218-1, 218-2, & 219

Purpose of Plan: To conceptually show a gas station and convenience store with drive-thru along with an associated parking lot.

Mr. Van der Veen moved to accept the conceptual site plan application CSP# 01-22, for Lowell Road & Central Street; Tax Map 182 Lots 218-1, 218-2, 219, 217 & 216.

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

Tony Basso from Keach-Nordstrom Associates, Inc. presented the conceptual site plan application.

Public input opened @ 8:56 P.M.

Jacob Marynicz, 72 Central Street – concerned with traffic impacts, the treatment of the Hammond park / memorial, and kids safety.

Mr. Etienne moved to close review of the conceptual site plan application CSP# 01-22 for Lowell Road & Central Street; Tax Map 182 Lots 218-1, 218-2, 219, 217 & 216.

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

IX. OTHER BUSINESS

A. Housing Opportunity Grants

Mr. Groth presented information for Housing Grants.

Mr. Ulery made a motion to have the Planning Board request the Town Staff to prepare the grant application for Phase 1 of the Housing Opportunity Planning Grants.

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

B. Master Plan Update

Mr. Dumont moved to have the Planning Board recommend the evening of October 13, 2022 & the daytime of October 15, 2022 for public outreach sessions.

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

Mr. Etienne moved to have the Town Planner seek additional funding for two additional outreach sessions.

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

X. ADJOURNMENT

Mr. Etienne moved to adjourn. Motion seconded by Mr. Van der Veen. Motion carried 7/0/0.

Meeting adjourned at 9:27 p.m.

Dillon Dumont
Secretary

*Mr. Ulery moved to accept the minutes/decisions on 9/28/22.
Motion seconded by Mr. Van der Veen. 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).