



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: OCTOBER 26, 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>	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 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
None.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 12 October 2022 Meeting Minutes

Mr. Dumont moved to approve the October 12, 2022 minutes.

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

- VI. CORRESPONDENCE
 - A. November Meeting Schedule.

Mr. Van der Veen made a motion to move the November 23, 2022 Planning Board meeting to November 30, 2022.

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

- B. Notification from Police Chief Dionne of the Police Department expansion project.

Mr. Ulery made a motion not to hold a public hearing on the matter.

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

VII. OLD BUSINESS

A. Shepherd's Hill
SP #08-22

Shadowbrook Drive
Map 177 Lot 5

Purpose: to show the final phases of Shepherd's Hill condominium, which consists of 118 residential units, parking and associated site appurtenances. Continuance of hearing.

Mr. Ulery moved to defer the site plan application for the Residential Site Plan / Shepherds Hill, Map 177/Lot 5, Shadowbrook Drive, to date certain, November 30, 2022.

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

VIII. NEW BUSINESS

A. Francoeur Garage Conditional Use Permit
CU# 07-22

23 Woodcrest Drive
Map 125/Lot 010

Purpose: to construct a new 28'x30' garage, which will encroach 14-ft. into the wetland buffer, keeping the building further away from Robinson Pond, allowing it to align with the current garage, and not interfere with the existing well. Application acceptance & hearing.

Mr. Van der Veen moved to accept the conditional use permit application CU# 06-22 for the Proposed Plot Plan, 23 Woodcrest Avenue, Map 125/lot 010.

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

Mike Grainger, M.J. Grainger Engineering, Inc. presented the application. He is representing the applicant Gary Francoeur.

Public input opened @ 7:10 p.m.

There being no public input, public input closed @ 7:10 p.m.

Mr. Dumont moved to approve the conditional use permit for the Proposed Plot Plan, Map 125 Lot 010, 23 Woodcrest Avenue, Hudson, NH 03051; prepared by: M. J. Grainger Engineering, Inc. 220 Derry Road, Hudson, NH 03051; prepared for: Gary Francoeur 23 Woodcrest Avenue, Hudson, NH 03051; consisting of a single sheet with general notes 1-10 on Sheet 1; dated May 2, 2022, last revised August 22, 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 HCRD, together with the Plan.
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
3. The applicant shall incorporate a dripline infiltration strip or if gutters are used a drywell system to attenuate Stormwater runoff produced by the new structure to prevent erosion by Stormwater runoff into the wetland buffer area.
4. The applicant shall remove concrete blocks currently placed in the wetland buffer

5. A stipulation and or note be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer area during construction.”
6. If additional impacts beyond those depicted in the plan dated May 2, 2022 are required, the plan shall be returned to the Conservation Commission for further review.
7. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
8. 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.
9. A note shall be added to the plan to identify the NHDES Shoreland Protection Permit Number.

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

B. S.L. Chasse Steel Revised Site Plan
SP# 10-22

201 Robinson Road
Map 105/Lot 017-002

Purpose: resubmittal of a previously approved (September 8, 2021) 22,500-sf industrial building with associated parking and site improvements, to show revised site grading and drainage. Application acceptance & hearing.

Mr. Dumont moved to accept the site plan application SP# 10-22, for S.L. Chasse Steel at 201 Robinson Road; Map 105/Lot 017-002.

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

Tony Basso from Keach-Nordstrom Associates, Inc. represented the applicant, and presented the application.

Public input opened @ 7:35 p.m.

There being no public input, public input closed @ 7:35 p.m.

Mr. Ulery moved to approve the site plan entitled: Non-residential Site Plan / S.L. Chasse Steel, Map 105 Lot 17-2, Robinson Road, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for Steel Properties, LLC, 8 Christine Drive, Hudson, New Hampshire 03051; consisting of 16 sheets plus a separate cover page, with general notes 1-41 on Sheet 1; dated April 6, 2021, last revised September 12, 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 HCRD, together with the Plan.
2. This approval revises the grading plan, utility layout and stormwater management plan but otherwise remains subject to the stipulations of approval of SP# 03-21 approved on September 8, 2021.
3. The site requires a water main extension, subject Board of Selectmen approval, which shall be required prior to final Planning Board endorsement, or recording, of the plan.

4. Prior to Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Town Planner and Town Engineer.

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

C. S.L. Chasse Steel Revised Site Plan
SP# 11-22

199 Robinson Road
Map 105/Lot 017-003

Purpose: resubmittal of three (3) previously approved (September 8, 2021) industrial buildings totaling 50,400-sf with associated parking and site improvements, to show revised site grading and drainage. Application acceptance & hearing.

Mr. Dumont moved to accept the site plan application, SP# 11-22, for S.L. Chasse Contractor Buildings at 199 Robinson Road; Map 105/Lot 017-003.

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

Tony Basso from Keach-Nordstrom Associates, Inc. represented the applicant, and presented the application.

Public input opened @ 7:35 p.m.

There being no public input, public input closed @ 7:35 p.m.

Mr. Van der Veen moved to approve the site plan entitled: Non-residential Site Plan / S.L. Chasse Contractor Buildings, Map 105 Lot 17-3, Robinson Road, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for SLC Development, LLC, 8 Christine Drive, Hudson, New Hampshire 03051; consisting of 16 sheets plus a cover page, with general notes 1-40 on Sheet 1; dated April 6, 2021, last revised September 12, 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 HCRD, together with the Plan.
2. This approval revises the grading plan, utility layout and stormwater management plan but otherwise remains subject to the stipulations of approval of SP# 03-21 approved on September 8, 2021.
3. The site requires a water main extension, subject Board of Selectmen approval, which shall be required prior to final Planning Board endorsement of the plan.
4. The Grading Easement shall be amended to include Drainage, and be reviewed favorably by the Town Attorney and recorded with the Plan.
5. The final plan shall be revised to demonstrate conformance with §290-5.A.5 and to show no conflict between sewer and drainage pipes, to the satisfaction of the Town Engineer, prior to Planning Board endorsement of the plan.
6. Prior to Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Town Planner and Town Engineer.

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

D. ASM Facility Site Plan
SP# 13-22

7 Security Drive
Map 251/Lot 018

Purpose: to enclose the previously approved (May 11, 2022) 25'x50' concrete equipment pad, extend the existing driveway to improve truck traffic movements, replace existing 41 impervious parking stalls with porous surface area, and add 13 parking stalls (porous surface area). Application acceptance & hearing.

Mr. Crowley moved to accept the site plan application for the Site Plan / ASM Facility, 7 Security Drive, Map 251/Lot 018.

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

Scott Bourcier, PE from Gale Associates, and Nick Mercier of JMC Hudson Properties, presented the applications.

Public input opened @ 8:14 p.m.

Bill Kallgren, 11 Winslow Farm Road – Happy about the improvements, but concerned about the nitrogen gas tanks being filled, and the noise associated with it.

Joshua Lessard, 12 Winslow Farm Road – Happy with the improvements, concerned about use for addition and asked for a stipulation prohibiting manufacturing in the future. Concerned about excavation on Saturday's, and about standing water on the southern portion of the site.

David Cochran, 16 Winslow Farm Road – Happy about the improvements.

Public input closed @ 8:23 p.m.

WAIVERS GRANTED:

Mr. Dumont moved to grant a waiver from **§276-11.1.B(12)(a)** that requires a 200-foot distance from a residential property line to any improved part of the 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. Van der Veen. All in favor – motion carried 7/0/0.

Mr. Dumont moved to grant a waiver from **§193-10.G** that permits only one driveway per parcel, 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. All in favor – motion carried 7/0/0.

Mr. Etienne moved to continue the site plan application for the Site Plan / ASM Facility, 7 Security Drive, Map 251/Lot 018, to date certain, November 30, 2022.

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

IX. OTHER BUSINESS

- A. Master Plan Update – Mr. Groth gave an update & the board had discussion. It appears the Board may begin discussing the Master Plan chapters for potential adoption in the beginning of calendar year 2023.
- B. Zoning Amendments – Mr. Groth gave an update & the board had discussion. MR. Groth recommended that the Planning Board establish a sub-committee which may include members of other boards to examine the zoning ordinance and zoning map for consistency with the Master Plan as it nears completion. This effort is expected to involve research and analysis requiring the work of a subcommittee over the course of several months and hopefully produce recommendations in the Fall of 2023.

X. ADJOURNMENT

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

Meeting adjourned at 9:31 p.m.

Dillon Dumont
Secretary

*Mr. Ulery moved to accept the minutes/decisions as amended on 11/09/22.
Motion seconded by Mr. Crowley. 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).