



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 of the SPECIAL SITE REVIEW COMMITTEE MEETING JUNE 20, 2022

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Brian Groth
SSRC Chair: X

Tim Malley
Planning Board Rep.: X

Bob Guessferd
Select. Rep.: X

- I. CALL TO ORDER BY CHAIRPERSON AT 6:14 P.M.
- II. ROLL CALL
- III. NEW BUSINESS

A. ASM Facility Pad
MSP# 03-22

7 Security Drive
Map 251/Lot 018

Purpose of Plan: to install a 25' x 50' concrete equipment pad (with frost wall and footings) located along the rear (southeast corner) of the existing facility building.
Application Acceptance & Hearing.

Mr. Malley moved to accept the minor site plan application for the ASM Facility Pad, 7 Security Drive; Map 251 Lot 018-000. Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

Scott Bourcier, PE, Gale Associates, Inc. and Nick Mercier (owner), JMC Hudson Properties, LLC presented the application.

Public Input opened at 6:18 p.m.

David Cochran, 16 Winslow Farm Road: concern with noise, and how eventual enclosed structure that may be part of a future application will be able to contain machinery noise.

Bill Kallgren, 11 Winslow Farm Road: questioned size of application, if applicable to minor site plan. Concern with noise mitigation, operational hours and noise levels as they apply to the Town's noise ordinance.

Josh Lessard, 12 Winslow Farm Road: concern with noise, previous sandblasting activity. Concern with phased approach of concrete pad in minor site plan application, then enclosed building in a pending site plan application.

Public Input closed at 6:24 p.m.

Mr. Mercier responded to the concerns noting that previous operations that caused noise have ceased. Intention for eventual building is a steel walled building with 6-inch insulated walls.

Public Input re-opened at 6:30 p.m.

David Cochran, 16 Winslow Farm Road: would like third-party review of sound insulation.

Public Input closed at 6:32 p.m.

Mr. Bourcier explained the reason for the phased approach to ensure foundation pad gets installed before winter conditions, enclosure construction has bigger construction window. Mr. Mercier stated that pad could be used for outdoor dry storage in the event the enclosure is not built as expected.

Mr. Malley moved to approve the minor site plan application for the ASM Facility Pad, 7 Security Drive; Map 251 Lot 018-000, as depicted in:

Site Plan, 25' x 50' Concrete Equipment Pad, ASM Facility, 7 Security Drive, Hudson, NH 03051; prepared by Gale Associates, Inc., 6 Bedford Farms Drive, Bedford, NH 03110; prepared for JMC Hudson Properties, LLC, 5 Lehoux Drive, Hooksett, NH 03106; consisting of a single sheet with General Notes 1-24; dated May 9, 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. Prior to the recording of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
3. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 5:00 P.M. No construction activities shall be allowed on Saturdays or Sundays.
5. No fabrication operations in violation of Hudson Town Code, particularly § 249 Noise and § 334-16.1 Site Plan Expansion, shall occur on-site. Nor shall such operations occur on the proposed concrete pad until the pad is enclosed

within a structure so that operations comply with the Noise Ordinance, Hudson Town Code § 249, as part of a separate approved site plan.

6. Applicant shall submit construction details sufficient to evaluate the sound insulation performance as part of future site plan application.
7. A note shall be added to the plan to indicate that the use of the pad is for dry storage in the event the pad is not enclosed.

Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

B. Hudson Speedway
MSP# 04-22

120 Old Derry Road
Map 110/Lot 035

Purpose of Plan: to permit a fenced-in concession area. Application Acceptance & Hearing.

John Yule, LLS, Maynard & Paquette and Ben Bosowski (owner), 566 Harvey Road SPE, LLC presented the application.

At 6:56 p.m. there are no members of the public in attendance wishing to provide input.

Mr. Malley moved to approve the minor site plan application for the Hudson Speedway Concession Area, 120 Old Derry Road; Map 110 Lot 035-000, as depicted in:

Site Plan, Map 110 / Lot 35, Hudson Speedway, 120 Old Derry Road, Hudson, New Hampshire; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, N.H. 03060; prepared for 556 Harvey Road SPE, LLC, 40 Temple Street, Nashua, NH 03060; consisting of a single sheet with Notes 1-8; dated May 10, 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. Prior to the recording of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
3. Prior to application for a building permit, at the discretion of the Town Engineer, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
4. 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.

Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

IV. ADJOURNMENT

Mr. Malley moved to adjourn. Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

Meeting adjourned at 7:00 p.m.

Brian Groth, AICP
Town Planner

Note: These minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).