



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: JULY 12, 2023

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>X</u>	Jordan Ulery Vice-Chair <u>X</u>	Brian Etienne Secretary <u>X</u>	Victor Oates Member <u>X</u>
James Crowley Member <u>X</u>	George Hall Alternate <u>X</u>	Michael Lawlor Alternate <u>E</u>	Autumn Scott Alternate <u>E</u>
Bob Guessferd Select. Rep <u>E</u>	Dave Morin Alt. Select. Rep. <u>X</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. Hall seated for open seat.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 28 June 2023 Meeting Minutes
Mr. Hall moved to approve the June 28, 2023 minutes as amended.
Motion seconded by Mr. Etienne. Motion carried 6/1/0 (Morin abstains).

 - Chairman Malley took the agenda out of order to hear “Other Business” as the first item.

- VI. OTHER BUSINESS
 - A. NRPC Hudson Town-wide Traffic Study.
Matt Waitkins & Caleb Cheng presented a summary of the 2022-2023 Hudson Town-wide Traffic Study.

Chairman Malley called a recess @ 8:13 P.M.
Back in session @ 8:17 P.M.

- VII. NEW BUSINESS
 - A. S.L. Chasse Steel Site Plan
SP# 01-23
5 Christine Drive
Map 105/Lot 014

Purpose: to propose a 30,175 square-foot industrial building with associated parking and site improvements. Application acceptance & hearing.

Mr. Etienne moved to determine that site plan application SP# 01-23, Non-Residential Site Plan / S.L. Chasse Steel, 5 Christine Drive, Map 105/Lot 014, is NOT a development of regional impact.

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

Mr. Ulery moved to accept the site plan application SP# 01-23 for the Non-Residential Site Plan / S.L. Chasse Steel, 5 Christine Drive, Map 105/Lot 014.

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

Paul Chisholm from Keach-Nordstrom Associates presented the project.

Public input opened & closed @ 8:30 P.M (No public input).

WAIVERS GRANTED:

Mr. Etienne moved to grant a waiver from **§275-8C(g)**, Industrial Parking, to allow 29 spaces where 51 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. Hall. Motion carried 6/1/0 (Oates opposed).

Mr. Etienne moved to grant a waiver from **§276-11.1.B(12)(c)**, 100’ Residential Buffer, 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. Hall. Motion carried 5/2/0 (Oates & Crowley opposed).

APPROVAL:

Mr. Ulery moved to approve the site plan for the Non-Residential Site Plan / S.L. Chasse Steel, Map 105 Lot 14, 5 Christine Drive, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for: Steele Properties, LLC, 8 Christine Drive, Hudson, New Hampshire 03051; consisting of 14 sheets including a separate cover sheet and general notes 1-38 on Sheet 3; dated March 3, 2023; last revised June 20, 2023; and:

That the Planning Board finds that this application complies with the Zoning Ordinances with consideration of the variance granted by the Zoning Board of Adjustment from Article VIII – Nonconforming Uses, Structures and Lots, §334-29 Extension of enlargement of nonconforming uses, and with the Land Use Regulations with consideration of the waivers granted; and for the reasons set forth in the written submissions, together with the testimony and factual representations made by the applicant during the public hearing;

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 \$8,831.25 shall be paid prior to the issuance of a Certificate of Occupancy.
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. 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.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
8. The applicant shall install wetland buffer markers.
9. A note shall be added to the plan describing the category use as industrial.

Motion seconded by Mr. Hall. Motion carried 5/2/0 (Oates & Crowley).

Mr. Ulery made a motion for the Planning board to cancel the August 9th, 2023 meeting.

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

VIII. ADJOURNMENT

Mr. Etienne moved to adjourn. Motion seconded by Mr. Hall. All in favor - Motion carried 7/0/0. Meeting adjourned at 9:29 P.M.

Brian Etienne
Secretary

Mr. Crowley moved to accept the minutes as amended on 07/26/23.

Motion seconded by Mr. Hall. Motion carried 6/0/1 (Guessferd Abstains).

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