



TOWN OF HUDSON
PLANNING BOARD

NOTICE OF RECOMMENDATION



12 School Street

Hudson, New Hampshire 03051

603/886-6008

December 12, 2019

Board of Selectmen
12 School Street
Hudson, NH 03051

On Wednesday, December 11, 2019, the Hudson Planning Board heard the following item;

- A. Request to Release Corridor Impact Funds for Traffic Camera Software by Elvis Dhima, P.E., Town Engineer (Memo dated 11-12-19).

Concerning the subject matter presented before the Planning Board, you are hereby notified of the following action:

The Planning Board voted to recommend to the Board of Selectman the release of \$2,252.49 from Impact Fee Account 2070-000-090, Corridor – Lowell Road Improvements for the Lowell Road and Fox Hollow Drive Intersection Project in accordance with the written request for the same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 12 NOV 2019).

The Planning Board voted to recommend to the Board of Selectman the release of \$2,147.51 from Impact Fee Account 2070-000-702, Corridor – Zone 2 Traffic Improvements for the Lowell Road and Fox Hollow Drive Intersection Project in accordance with the written request for the same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 12 NOV 2019).

For specific discussion relative to this decision, please consult the public minutes recorded during this Hearing.

Signed: _____

Brian Groth
Town Planner

Date: _____

12/12/19

cc: Elvis Dhima, Town Engineer

REQUEST TO RELEASE TRAFFIC IMPROVEMENT IMPACT FEES

STAFF REPORT
December 11, 2019

Attached, hereto, please find a Request to Release Corridor Impact Fees by Elvis Dhima, Town Engineer (Memo dated 11-12-19) for the Lowell Road and Fox Hollow Drive Intersection Improvements. In his memo, Mr. Dhima includes a quote from Electric Light Company, Inc. for such improvements, and requests the Planning Board to favorably recommend to the BOS, the release of \$2,252.49 from Impact Fee Account 2070-000-090, Corridor – Lowell Road Improvements, and the release of \$2,147.51 from Impact Fee Account 2070-000-702 – Corridor – Zone 2 Traffic Improvements, for a total of \$4,400.00.

DRAFT MOTION:

I move to recommend to the Board of Selectman the release of \$2,252.49 from Impact Fee Account 2070-000-090, Corridor – Lowell Road Improvements for the Lowell Road and Fox Hollow Drive Intersection Project in accordance with the written request for the same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 12 NOV 2019).

Motion by: _____ Second: _____ Carried/Failed: _____

DRAFT MOTION:

I move to recommend to the Board of Selectman the release of \$2,147.51 from Impact Fee Account 2070-000-702, Corridor – Zone 2 Traffic Improvements for the Lowell Road and Fox Hollow Drive Intersection Project in accordance with the written request for the same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 12 NOV 2019).

Motion by: _____ Second: _____ Carried/Failed: _____



TOWN OF HUDSON

Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

TO: Brian Groth, Town Planner
Planning Board

FROM: Elvis Dhima, P.E., Town Engineer *ED*

DATE: November 12, 2019

RE: Request for Approval of Funds from Corridor Accounts

The Town of Hudson is projected to have 13 out of 14 town owned intersections on a Transparity software platform, which provides 24/7 access to our cabinet boxes, utilizing portable devices and a stationary control center at Town Hall.

Off the 14 town owned intersections, Fox Hollow Drive and Lowell Road is not equipped with traffic performance modulus which provides daily traffic counts, analysis of vehicle types and in depth analysis of the intersection. This will require a onetime expenditure utilizing corridor fees.

I have attached the quote from our traffic light contractor as follows:

1. Lowell Road & Fox Hollow Drive \$4,400.00

The proposed work will consist of permanent installation of the license.

This feature will be beneficial to the Town for current and future traffic mitigation and planning. The Engineering is asking the Planning Board to approve and recommend the expenditure to the Board of Selectmen.

First Motion:

To approve and proceed with the purchase of one license using Corridor Account#: 2000-2070-000-090, not to exceed \$2,252.49.

Second Motion:

To approve and proceed with the purchase of one license using Corridor Account#: 2000-2070-000-702, not to exceed \$2,147.51



One Morgan Way
Cape Neddick, ME 03902

Voice: 207-361-1234
Fax: 207-361-2017

QUOTATION

Quote Number: 19175
Quote Date: Nov 8, 2019
Page: 1

Quoted To:
Town of Hudson Elvis Dhima, P.E. 12 School Street Hudson, NH 03051

Customer ID	Good Thru	Payment Terms	Sales Rep
NH-HUDJOB	12/8/19	Net 30 Days	

Quantity	Description Line 1	Unit Price	Amount
1.00	Performance Data Module Lowell / Fox Hollow <i>Hollow E20</i>	4,400.00	4,400.00

Subtotal	4,400.00
Sales Tax	
TOTAL	4,400.00



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, 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: NOVEMBER 6, 2019

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>	William Collins Secretary <u> E </u>	Charlie Brackett Member <u> X </u>
Dillon Dumont Member <u> X </u>	Ed Van der Veen Member <u> X </u>	Elliott Veloso Alternate <u> S </u>	Roger Coutu Select. Rep <u> X </u>
Marilyn McGrath 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. Veloso seated for Mr. Collins.

V. MINUTES OF PREVIOUS MEETING(S)

- 23 October 19 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 23 October 19 Meeting Minutes (as written/amended).

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

VI. OLD BUSINESS

A. 292 Derry Road Site Plan SP# 04-19	292 Derry Road Map 109/Lot 007
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Purpose of Plan: to add a 8,250 sf warehouse with an office to the existing 1,800 sf professional offices, 88 student daycare, and 10 student karate studio. Application Acceptance & Hearing.

WAIVERS GRANTED:

1. §275-8.C.2 – Parking Calculations

Mr. Dumont moved to grant the requested waiver of §275-8.C.2 – Parking Calculations – based on the testimony of the Applicant’s representative, the Board’s discussion, 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 6/0/1 (Brackett Recused)

MOTION TO APPROVE:

Mr. Dumont moved to approve the site plan amendment for Non Residential Site Plan – Richard Hook Revocable Trust; prepared by McCourt Engineering Associates, PLLC; prepared for Richard Hook Revocable Trust, 54 Old Nashua Rd., Londonderry, NH 03053; consisting of 9 sheets, notes 1-9 on sheet 2, and notes 1-18 on sheet 3; and Elevations, sheet A-2, prepared by Flynn Construction Corp.; last revised on November 4, 2019; 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 issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Planning Board approved site plan.
3. This plan is subject to final engineering review.
4. A cost allocation procedure (CAP) amount of \$5,610.00 shall be paid prior to the issuance of a Certificate of Occupancy.
5. Construction activities involving this plan shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
6. Active and substantial development will have occurred when:
 - A. The construction entrance is installed,
 - B. Erosion control measures are in place, as applicable, and
 - C. The rough grading has been completed.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 6/0/1 (Brackett Recused)

B. Flagstone Crossing Site Plan
SP# 09-19

Lowell Rd. / Flagstone Dr.
Map 222/Lots 3, 4, 5, & 6

Purpose of Plan: To create a multi-use commercial development consisting of a 2,200+/- square foot restaurant with drive-thru, a 5,000+/- square foot bank with drive-thru, and a 10,700+/- square foot of retail space. Application Acceptance & Hearing.

WAIVERS GRANTED:

1. §275-8.C.2 – Parking Calculations

Mr. Ulery moved to grant the requested waiver of §275-8.C.2 – Parking Calculations – based on the testimony of the Applicant’s representative, the Board’s discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Veloso. Motion carried 6/1/0 (Coutu Opposed)

LOT MERGER GRANTED: (do ONLY in conjunction with Site Plan Approval)

Mr. Veloso moved to approve the application to merge lots by Richard Wheeler for Tax Map 222/Lots 003, 004, 005, & 006.

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

MOTION TO APPROVE:

Mr. Veloso moved to approve the site plan application for Site Development Plans for Flagstone Crossing; prepared by Bohler Engineering, 352 Turnpike Rd., Southborough, MA 01772; prepared for The Lannan Company, 7D Taggart Drive, Nashua, NH 03060; consisting of 16 sheets, notes 1-30 on sheet 2; dated September 30, 2019, last revised October 31, 2019; 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 issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Planning Board approved site plan.
3. This plan is subject to final engineering review.
4. The Planning Board accepts the conveyance of an easement for the land along Lowell Road required for the Town’s addition, construction and maintenance of an on-ramp lane to the Sagamore Bridge in lieu of payment of the Impact Fee, pursuant to §334-74.9, with the condition that said conveyance is accepted by the Board of Selectmen.

5. Should the conveyance not be executed per condition #4 above, a cost allocation procedure (CAP) amount of \$58,891.00 shall be paid prior to the issuance of a Certificate of Occupancy.
6. Construction activities involving this plan shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
7. Active and substantial development will have occurred when:
 - A. The construction entrance is installed,
 - B. The existing buildings have been demolished,
 - C. Erosion control measures are in place, as applicable, and
 - D. The rough grading has been completed.
8. The easement described in condition #4 shall be reviewed favorably by Town Counsel.

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

VII. OTHER BUSINESS

A. Site Plan & Subdivision Application Update

Mr. Ulery moved to approve the revised Site Plan & Subdivision Applications.

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

B. Master Plan Update

Groth updated the Board on the Outreach sessions held in October and described the sessions to be held on November 20th and 23rd.

VIII. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 8:20 p.m.

William Collins, Secretary

*Mr. Coutu moved to accept the minutes/decision on 12/11/19.
Motion seconded by Mr. Brackett. Motion carried 5/0/1 (Collins Abstained).*



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison



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PUBLIC MEETING TOWN OF HUDSON, NH DECEMBER 11, 2019

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, December 11, 2019 at 7:00 p.m. in the “Buxton Community Development Conference Room” at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
 - 6 November 2019 Meeting Minutes – Decisions
- VI. CORRESPONDENCE
 - A. Request to Release Corridor Impact Fees for Traffic Camera Software License by Elvis Dhima, Town Engineer (Memo dated 11-12-19).
- VII. OTHER BUSINESS
 - A. Application Update
 - B. Master Plan Update
 - C. 2020 Meeting Dates
- VIII. ADJOURNMENT

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting. The public is invited to attend.

POSTED: Town Hall, Library & Post Office – 11-22-19

Brian Groth, Town Planner