



TOWN OF HUDSON

Planning Board

Glen Della-Monica, Chairman

Rick Maddox, Selectmen Liaison



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008 · Fax: 603-594-1142

PUBLIC MEETING TOWN OF HUDSON, NH MARCH 9, 2016

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, March 9, 2016 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)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
 - A. Rolling Woods OSD Subdivision - 4 Bockes Road - Map 144/Lot 021
Request to Reduction Surety

Reference memo from Elvis Dhima, Town Engineer to John Cashell, Town Planner.
 - B. York Road Subdivision – York Road – Map 144/Lots 015, 016 & 017
Request to Reduction Surety

Reference memo from Elvis Dhima, Town Engineer to John Cashell, Town Planner.
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS
- XV. OTHER BUSINESS

- A. Review March Town Meeting Voting Results for Zoning Articles 2 – 5.
- B. Endorse Recently Approved Site Plans and Subdivision Plans for Recording Purposes at the Hillsborough County Registry of Deeds (HCRD).
- C. Discussion on Planning Board Meeting Minutes.

XVI. 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.

John M. Cashell
Town Planner

POSTED: Town Hall, Library & Post Office – 02-26-16

**PUBLIC MEETING
TOWN OF HUDSON, NH
9 March 2016
(Addendum#1)**

In addition to items already scheduled and posted for review at the 9 March 2016 Planning Board Meeting, the following items are scheduled to be heard:

VII. CORRESPONDENCE

A. Mark Hetzer – 5 Lowell Rd., Map 182/Lot 1 – Site Plan Review Waiver Request

Letter from Mark Hetzer to Planning Board Ch., Glenn Della-Monica

Rolling Woods Subdivision Surety Reduction

Staff Report

9 March 2016

SITE: Rolling Woods OSD Subdivision - 4 Bockes Road - Map 144/Lot 021

ZONING: R-2

PURPOSE OF PETITION: To reduce the established surety of \$688,061.16 to \$305,860.13 for the Rolling Woods OSD Subdivision - 4 Bockes Road - Map 144/Lot 021, in accordance with Town Engineer, Elvis Dhima's, attached memo and Road Guarantee Estimate Form, dated 4 NOV FEB 2016.

RECOMMENDATION: Per the written recommendation of the Town Engineer, the board should vote to reduce said surety amount for this subdivision from \$688,061.16 to \$305,860.13.

DRAFT MOTION:

I move to reduce the established surety of \$688,061.16 to \$305,860.13 for the Rolling Woods OSD Subdivision - 4 Bockes Road - Map 144/Lot 021; this surety reduction is in accordance with the written recommendation of the Town Engineer, Elvis Dhima's Interoffice Memo in file, dated 26 FEB 2016, together with the Road Guarantee Estimate Form, dated 4 NOV 2015. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

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



TOWN OF HUDSON

Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

INTEROFFICE MEMORANDUM

TO: John Cashell, Town Planner
Planning Board

FROM: Elvis Dhima, P.E.
Town Engineer

DATE: February 26, 2016 EZA

RE: Rolling Woods Drive Bond Reduction

Attached please find a Road Guarantee Estimate Form to establish a new performance guarantee for Rolling Woods Drive subdivision for the amount of \$305,860.13.

The Engineering and Highway Department has reviewed the form and finds that the remaining bond amount is appropriate to cover the road completion.

I recommend that the Planning Board approve this amount.

Elvis Dhima, P.E.
Town Engineer

cc: Kevin Burns, Road Agent

Enclosure

**TOWN OF HUDSON, NH
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Stinson Hills, LLC

Date: 11/4/2015

Project Name: Rolling Woods Subdivision

Map: 144

Lot: 21

Street Name: Rolling Woods Drive

Street Length: 975 ft

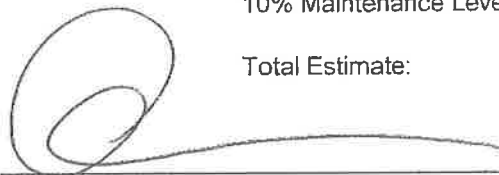
Item	Quantity	Unit Price	Total
Site			
Common Excavation/Borrow	3,000 C.Y.	@ \$ 8.00 = \$	86,528.00 \$ 24,000.00
Granite Curbing	500 L.F.	@ \$ 20.00 = \$	45,680.00 \$ 10,000.00
Loam & Seed	12,760 S.Y.	@ \$ 5.00 = \$	63,800.00 \$ 63,800.00
Sidewalk	460 S.Y.	@ \$ 30.00 = \$	13,800.00 \$ 13,800.00
Tack Coat	4639 S.Y.	@ \$ 0.20 = \$	927.80 \$ 927.80
Roadway			
6" Crushed Gravel	0 C.Y.	@ \$ 25.00 = \$	16,575.00 \$ -
12" Bank Run Gravel	0 C.Y.	@ \$ 25.00 = \$	33,150.00 \$ -
2" Base Course	0 TON	@ \$ 85.00 = \$	38,590.00 \$ -
1.5" Wearing Course	340 TON	@ \$ 85.00 = \$	28,900.00 \$ 28,900.00
Driveway Aprons			
12" Bank Run Gravel	67 C.Y.	@ \$ 14.00 = \$	938.00 \$ 938.00
1.5" Base Course	18 TON	@ \$ 85.00 = \$	1,530.00 \$ 1,530.00
1" Wearing Course	12 TON	@ \$ 85.00 = \$	1,020.00 \$ 1,020.00
Storm Drain			
15" HDPE	0 L.F.	@ \$ 42.00 = \$	30,996.00 \$ -
18" HDPE	0 L.F.	@ \$ 52.00 = \$	4,888.00 \$ -
6" Underdrain	0 L.F.	@ \$ 24.00 = \$	11,904.00 \$ -
4' Catch Basins	0 V.F.	@ \$ 250.00 = \$	15,590.00 \$ -
5' Catch Basins	0 V.F.	@ \$ 275.00 = \$	2,323.75 \$ -
4' Drain Manholes	0 V.F.	@ \$ 275.00 = \$	1,526.25 \$ -
Headwalls	4 EA.	@ \$ 1,300.00 = \$	5,200.00 \$ 5,200.00
Outlet Structures	2 EA.	@ \$ 3,000.00 = \$	6,000.00 \$ 6,000.00
Rip-Rap	233 S.Y.	@ \$ 36.00 = \$	8,388.00 \$ 8,388.00
Rain Garden(s)	5 EA.	@ \$ 2,000.00 = \$	10,000.00 \$ 10,000.00
Utilities			
Utility Trench (Elec/Tel/TV)	0 L.F.	@ \$ 35.00 = \$	28,280.00 \$ -
Utility Pole	0 L.S.	@ \$ 10,000.00 = \$	10,000.00 \$ -
Landscaping			
Trees	62 EA.	@ \$ 375.00 = \$	23,250.00 \$ 23,250.00
Bushes	31 EA.	@ \$ 200.00 = \$	6,200.00 \$ 6,200.00

Miscellaneous

Pins	42 EA.	@	\$ 175.00	=	\$ 7,350.00	\$ 7,350.00
Bounds	11 EA.	@	\$ 325.00	=	\$ 3,575.00	\$ 3,575.00
Stop Bar	16 L.F.	@	\$ 4.00	=	\$ 64.00	\$ 64.00
Stop Sign(s)	1 EA.	@	\$ 125.00	=	\$ 125.00	\$ 125.00
Street Sign(s)	1 EA.	@	\$ 125.00	=	\$ 125.00	\$ 125.00
Speed Limit Sign(s)	1 EA.	@	\$ 125.00	=	\$ 125.00	\$ 125.00
Cistern	0 GAL	@	\$ 2.00	=	\$60,000.00	\$ -

Subtotal:	\$ 553,548.80	\$ 215,317.80
3% Mobilization	\$ 16,606.46	\$ 6,459.53
10% Engineering & Contingencies	\$ 55,354.88	\$ 21,531.78
Subtotal:	\$ 625,510.14	\$ 243,309.11
10% Maintenance Level:	\$ 62,551.01	\$ 62,551.01
Total Estimate:	\$ 688,061.16	\$ 305,860.13

Preparer's Name:



Date:

2/19/10



COPY
of Original Bond

Credit No. **Stinson-P-1115A**
Irrevocable Standby Letter of Credit
Date and Place of Expiry: November 19, 2018
Merrimack County Savings Bank
89 North Main Street
Concord, NH 03301

November 19, 2015

Planning Board
Town of Hudson
12 School Street
Hudson, NH 03051

Account Party

Stinson Hills, LLC
Robert S. LaMontagne, Member

Beneficiary

Town of Hudson
12 School Street
Hudson, NH 03051

Amount

\$688,061.16 USD

Re: Subdivision Plan entitled:
***“Residential Subdivision Rolling
Woods, Map 141/21 Bockes and York
Road, Hudson, NH”***

Dear Planning Board:

By this document, ***Merrimack County Savings Bank*** (hereinafter “issuer”) hereby issues an Irrevocable Letter of Credit in the amount of \$688,061.16 to the Town of Hudson on behalf of Stinson Hills, LLC (hereinafter “Developer”). This Irrevocable Letter of Credit is issued to guarantee completion of all improvements for ***Rolling Woods Drive*** as required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations in conjunction with a plan entitled ***“Residential Subdivision, Rolling Woods, Map 144; Lot 21, Bockes Road and York Road, Hudson New Hampshire, prepared for Stinson Hills, LLC by Keach-Nordstrom Associates, Inc., dated May 23, 2014 and last revised September 16, 2015.”*** ***This plan was approved by the Hudson Planning Board on August 12, 2015.***


It is understood that the improvements guaranteed by this Irrevocable Letter of Credit, include, but are not limited to the following: Road and infrastructure development for ***Rolling Woods Drive***, located in the Rolling Woods Subdivision, or other improvements subject to Bonding.

89 North Main Street • P.O. Box 2826 • Concord, New Hampshire 03302-2826
603 225-2793 • 603 226-2533 fax • www.mcsbnh.com

Stinson Hills, LLC
Credit No. **Stinson-P-1115A**
Irrevocable Standby Letter of Credit
November 19, 2015

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of Thirty-Six (36) Months. If all improvements guaranteed by this Letter of Credit are not completed by November 19, 2018 and if a certificate indicating completion of all improvements has not been issued by the Town Engineer, or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of Hudson or its Planning Board, Merrimack County Savings Bank shall forthwith forward a check in the amount of \$688,061.16 to the Treasurer of the Town of Hudson, the funds go forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed be the Town to complete improvements required by the subdivision and/or site plan referred to above shall be returned to **Merrimack County Savings Bank**.

Sincerely,



Claudia B. Walker
Senior Vice President

I have read this Letter of Credit and agree to its terms:



Stinson Hills, LLC
Robert S. LaMontagne, Member

York Road Subdivision Surety Reduction

Staff Report
9 March 2016

SITE: York Road Subdivision -- Map 144/Lot 021

ZONING: R-2

PURPOSE OF PETITION: To reduce the established surety of \$104,993.23 to \$50,696.73 for the York Road Subdivision – York Road - Map 144/Lot 021, in accordance with Town Engineer, Elvis Dhima’s, attached memo and Road Guarantee Estimate Form, dated 26 FEB 2016.

RECOMMENDATION: Per the written recommendation of the Town Engineer, the board should vote to reduce said surety amount for this subdivision from \$104,993.23 to \$50,696.73.

DRAFT MOTION:

I move to reduce the established surety of \$104,993.23 to \$50,696.73 for the York Road Subdivision – York Road - Map 144/Lot 021; this surety reduction is in accordance with the written recommendation of the Town Engineer, Elvis Dhima’s Interoffice Memo in file, dated 26 FEB 2016, together with the Road Guarantee Estimate Form, dated 4 NOV 2015. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

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



TOWN OF HUDSON

Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

INTEROFFICE MEMORANDUM

TO: John Cashell, Town Planner
Planning Board

FROM: Elvis Dhima, P.E. *E 20*
Town Engineer

DATE: February 26, 2016

RE: York Road Bond Reduction

Attached please find a Road Guarantee Estimate Form to establish a new performance guarantee for York Road subdivision for the amount of \$50,696.73.

The Engineering and Highway Department has reviewed the form and finds that the remaining bond amount is appropriate to cover the road completion.

I recommend that the Planning Board approve this amount.

Elvis Dhima, P.E.
Town Engineer

cc: Kevin Burns, Road Agent

Enclosure

**TOWN OF HUDSON, NH
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Stinson Hills, LLC Date: 11/4/2015
 Project Name: Rolling Woods Subdivision Map: 144 Lot: 21
 Street Name: York Road Street Length: 420 ft

Item	Quantity	Unit Price	Total
Site			
Loam & Seed	500 S.Y.	@ \$ 5.00 = \$	29,190.00 \$ 2,500.00
Tack Coat	2188 S.Y.	@ \$ 0.20 = \$	437.60 \$ 437.60
1.5" Wearing Course	188 TON	@ \$ 85.00 = \$	15,980.00 \$ 15,980.00
Granite Curbing	100 L.F.	@ \$ 20.00 = \$	23,360.00 \$ 2,000.00
Shim	1 L.S.	@ \$ 2,000.00 = \$	2,000.00 \$ 2,000.00
Storm Drain			
Rain Garden(s)	1 EA.	@ \$ 2,000.00 = \$	2,000.00 \$ 2,000.00
Landscaping			
Trees	10 EA.	@ \$ 375.00 = \$	3,750.00 \$ 3,750.00
Bushes	16 EA.	@ \$ 200.00 = \$	3,200.00 \$ 3,200.00
Miscellaneous			
Pins	13 EA.	@ \$ 175.00 = \$	2,275.00 \$ 2,275.00
Bounds	7 EA.	@ \$ 325.00 = \$	2,275.00 \$ 2,275.00
Subtotal:			\$ 84,467.60 \$ 36,417.60
3% Mobilization			\$ 2,534.03 \$ 1,092.53
10% Engineering & Contingencies			\$ 8,446.76 \$ 3,641.76
Subtotal:			\$ 95,448.39 \$ 41,151.89
10% Maintenance Level:			\$ 9,544.84 \$ 9,544.84
Total Estimate:			\$ 104,993.23 \$ 50,696.73

Preparer's Name:  Date: 2/18/16



COPY
of original Bond

Credit No. **Stinson-P-1115B**
Irrevocable Standby Letter of Credit
Date and Place of Expiry: November 19, 2018
Merrimack County Savings Bank
89 North Main Street
Concord, NH 03301

November 19, 2015

Planning Board
Town of Hudson
12 School Street
Hudson, NH 03051

Account Party
Stinson Hills, LLC
Robert S. LaMontagne, Member

Beneficiary
Town of Hudson
12 School Street
Hudson, NH 03051

Amount
\$104,993.23 USD

Re: Subdivision Plan entitled
***“Residential Subdivision Rolling
Woods, Map 144/2, Bockes and
York Road, Hudson, NH”***

Dear Planning Board:

By this document, ***Merrimack County Savings Bank*** (hereinafter “issuer”) hereby issues an Irrevocable Letter of Credit in the amount of \$104,993.23 to the Town of Hudson on behalf of Stinson Hills, LLC (hereinafter “Developer”). This Irrevocable Letter of Credit is issued to guarantee completion of all improvements for ***York Road*** as required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations in conjunction with a plan entitled ***“Residential Subdivision, Rolling Woods, Map 144; Lot 21, Bockes Road and York Road, Hudson New Hampshire, prepared for Stinson Hills, LLC by Keach-Nordstrom Associates, Inc., dated May 23, 2014 and last revised September 16, 2015.”*** ***This plan was approved by the Hudson Planning Board on August 12, 2015.***

It is understood that the improvements guaranteed by this Irrevocable Letter of Credit, include, but are not limited to the following: Road and infrastructure development for ***York Road***, located in the Rolling Woods Subdivision, or other improvements subject to Bonding.

Stinson Hills, LLC
Credit No. **Stinson-P-1115B**
Irrevocable Standby Letter of Credit
November 19, 2015

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of Thirty-Six (36) Months. If all improvements guaranteed by this Letter of Credit are not completed by November 19, 2018 and if a certificate indicating completion of all improvements has not been issued by the Town Engineer, or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of Hudson or its Planning Board, Merrimack County Savings Bank shall forthwith forward a check in the amount of \$104,993.23 to the Treasurer of the Town of Hudson, the funds go forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed be the Town to complete improvements required by the subdivision and/or site plan referred to above shall be returned to **Merrimack County Savings Bank**.

Sincerely,



Claudia B. Walker
Senior Vice President

I have read this Letter of Credit and agree to its terms:



Stinson Hills, LLC
Robert S. LaMontagne, Member

Other Business: Discussion Items

Staff Report

March 9, 2016

A. Review March Town Meeting Voting Results for Zoning Articles 2 – 5.

Results of the March Town Meeting regarding the Zoning Articles 2 – 5 will be handed out at the meeting, and each can be discussed, as needed.

B. Endorse recently approved Site Plans and Development Agreements for recording at the Hillsborough County Registry of Deeds (HCRD) and the Hudson CDD Permanent Files.

- Approved Site Plans and Development Agreements ready for Planning Board endorsement at Wednesday night's Meeting:
 - 1) Cobblestone Village Older Persons Housing Development – Approved 3/25/2015
 - 2) Presentation of Mary Academy Gymnasium Addition – Approved 9/23/15
 - 3) Hudson Hilltop Self Storage – Approved 11/5/15
 - 4) 4 Candy Lane Amended Site Plan – Approved 2/10/16
 - 5) 22 Hampshire Drive (Change of Use) – Approved 2/10/16
 - 6) 75 Sullivan Road 2 Lot Subdivision – Approved 1/13/16
- Approved OSD Subdivision Plan, which remains pending Planning Board endorsement (i.e., until a surety is established):
 - Orchard at Nottingham - Approved 1/13/16

C. Discussion on Planning Board Meeting Minutes.

Staff has been working with Town officials, relative to securing the minute writing services of Susan Kaempf, Admin Aide in the BOS Office. Susan has proven that she has the skill and talent to effectively write meeting minutes, and she should prove to be the person needed to complete the backlog of Meeting minutes. In effect, bringing the board into a position of compliance in the not too distant future.

Mark Hetzer
P O Box 910
Londonderry, NH 02053

March 3, 2016

Glenn Della-Monica, Chairman
Town of Hudson Planning Board
Town Hall
12 School Street
Hudson, NH 03051

RE: 5 Lowell Road – Map 182/Lot 001

Dear Chairman Della-Monica and Members of the Planning Board:

The purpose for this letter is to respectfully request your consideration to waive the need for Site Plan Review for the proposed fence company use at 5 Lowell Rd., Map 182/Lot 001 in accordance with the following:

- 1) For many years, said property has been owned by me and although located in a TR zoning district, this property has been used for various businesses, including, among other commercial enterprises, my father's bicycle shop, and a small engine repair shop.
- 2) Recently, the Zoning Board of Adjustment granted a variance for a fence company to operate on this property, namely, Central Fence & Deck. Please see attached ZBA Decision to Grant a Variance. This Company does not plan to add building space, nor do they propose to alter the exterior of the property. That is, other than the following:
 - a) Move the existing 90 ft. in-length fence, which runs parallel near the rear property line, to the immediate rear of the ranch-style commercial building, and have it (the fence) run south within the lot to approximately 20 ft. from the south side lot line. By moving this fence, as described, the company will be able to screen stored materials from street view, while at the same time stay outside the 50 wetland buffer, which is located along the rear of the lot.
 - b) Place 2 waterfall style displays in the front entrance of the building, in the vicinity of the existing ramp. Please note, in the past, this area was used for displays concerning the former Bicycle Shop and Small Engine Repair Shop.

No other changes are proposed for this site, including signage and paving, and because I believe that less traffic will be associated with Central Fence & Deck, than the said previous uses, I believe this request to waive Site Plan Review for the proposed use is reasonable and well founded.

Sincerely,



Mark Hetzer, Owner of 5 Lowell Rd., Hudson, NH

compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed: Maryellen Davis Date: 03-Mar-16
Maryellen Davis
Chairman, Hudson Zoning Board of Adjustment

Signed: Bruce Buttrick Date: 3-2-16
Bruce Buttrick
Zoning Administrator

Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **2/25/16**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 182-001**, pertaining to a request by **Mark Hetzer, P.O. Box 910, Londonderry, NH** for a Variance **to allow a retail sales office for a fencing company to occupy the property located at 5 Lowell Road, Hudson, NH, located in a TR Zoning District.** [Map 182, Lot 001, Zoned TR; HZO Article VIII §334-20, Allowed Uses Provided In Tables.]

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the variance should be granted.

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

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of