

**PUBLIC MEETING  
TOWN OF HUDSON, NH  
FEBRUARY 12, 2014**

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, February 12, 2014 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. Nashua Regional Planning Commission (NRPC) Regional Planning Session Between Litchfield, Pelham and Hudson Planning Boards

Agenda

- 1. Overview of NRPC services for member communities
- 2. Findings to date based on demographic data and public input
- 3. Regional buildout maps and data for:
  - a. Current conditions
  - b. What we expect to see by 2040
  - c. Complete buildout
- 4. Discussion:
  - a. Is the buildout in line with board expectations for future development?
  - b. Are there assumptions the board has for future growth/development that we should look at?
  - c. What vision/strategies/recommendations does the board have for future?
  - d. Other feedback

Other discussion questions:

- 1. Are there alternate future growth trends you would like NRPC to test?
- 2. What indicators would be valuable to the town to understand the impacts of growth on the region/town in the future?

- I. MINUTES OF PREVIOUS MEETING(S)
- II. CASES REQUESTED FOR DEFERRAL
- III. CORRESPONDENCE
- IV. PERFORMANCE SURETIES
- V. ZBA INPUT ONLY
- VI. PUBLIC HEARINGS

- VII. OLD BUSINESS/PUBLIC HEARINGS
- VIII. DESIGN REVIEW PHASE
- IX. CONCEPTUAL REVIEW ONLY
- X. NEW BUSINESS/PUBLIC HEARINGS
  
- XI. OTHER BUSINESS

- A. Conceptual Improvement Plan for Lowell Road (Rte. 3A), between Wason Road and Hardy Lane.

XII. 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.

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John M. Cashell  
Town Planner

POSTED: Town Hall, Library, Post Office – 01-31-14

**PUBLIC MEETING  
TOWN OF HUDSON, NH  
FEBRUARY 12, 2014  
(Addendum #1)**

In addition to items already scheduled and posted for review at the February 12, 2014 Planning Board Meeting, the following items are scheduled to be heard:

III. CORRESPONDENCE

- A. Reference memo dated February 4, 2014 from Doreena Stickney, Engineering Admin. Aide, to John Cashell, Town Planner Re: Conservation Commission's Review of the Conceptual Circumferential Roadway.

XI. OTHER BUSINESS

- B. Request for Release of Impact Fees.

Reference memo dated January 28, 2014 from Karen Burnell, Business Administrator Hudson School District, to Hudson Board of Selectmen and Hudson Planning Board.

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.

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John M. Cashell  
Town Planner

POSTED: Town Hall, Library, Post Office – 02/06/14

# **Tri-Community Planning Board Meeting**

## **Staff Report**

February 12, 2014

Prior to the Holidays NRPC Executive Director, Kerrie Diers, asked staff if Hudson would be willing to host a meeting to include members of Litchfield, Pelham and Hudson Planning Boards. After consulting with then Chairman Russo about this request, staff informed Ms. Diers that the Hudson Planning Board would be glad to host the meeting and looked forward to having such an informative meeting, and one that would also give our board members a chance to meet and talk with their neighboring contemporaries.

The specific intent of the meeting is for Ms. Diers and her staff to address all three boards on regional planning, development and demographic issues, and to go over all of the services NRPC provides member communities. To this effect, the below agenda for the Tri-Community Planning Board meeting was prepared by Ms. Diers, and she and her staff will be in attendance to lead the discussions and presentations on each agenda item.

In addition to the above, and in preparation for the meeting, board members may want to visit NRPC's website, which has a great deal of new information concerning state, regional and local planning, demographic, traffic and buildout issues, etc. Please note, one of the more important new items found on NRPC's Homepage is "**Live Maps**". If you haven't yet experienced this newly launched GIS data base, please try to do so prior to the meeting. Live Maps consists of many layers of collected data pertaining to all NRPC member communities, including Hudson.

### **NRPC Planning Session Between Litchfield, Pelham and Hudson Planning Boards**

#### **Agenda**

1. Overview of NRPC services for member communities
2. Findings to-date based on demographic data and public input
3. Regional buildout maps and data for:
  - a. Current conditions
  - b. What we expect to see by 2040
  - c. Complete buildout
4. Discussion:
  - a. Is the buildout in line with board expectations for future development?
  - b. Are there assumptions the board has for future growth/development that we should look at?
5. What vision/strategies/recommendations does the board have for future?
6. Other feedback
7. Other discussion questions:
  - a. Are there alternate future growth trends you would like NRPC to test?
  - b. What indicators would be valuable to the town to understand the impacts of growth on the region/town in the future?

# Conceptual Improvement Plan for Lowell Road (Rte. 3A)

Staff Report  
February 12, 2014

The attached Conceptual Plans (sheets 1 & 2) show the planned improvements for Lowell Rd. (Rte. 3A), between Wason Rd. and Hardy Ln. Please note, contrary to swirling rumors these plans do not include a roundabout. Rather, the proposed improvements shown on the Conceptual Plans call for the installation of a new 4-way signalized intersection on Lowell Road (Route 3A), a full access/egress driveway for the Fairview Healthcare Center (already approved by the Town), and other lane improvements south of the proposed signalized intersection. As you can see on Sheet 1 of the Conceptual Plans, the proposed location for the signalized intersection straddles the north part of Haffner's Service Station lot and the south part of the vacant lot now owned by Fairview Healthcare Center.

For Wednesday night's meeting, and because the road improvements are called for within an existing public right-of-way, the applicant is presenting the subject plans to the Planning Board, relative to possibly securing a favorable recommendation from board to the Board of Selectmen. Again, because the improvements involve a public right-of-way, any improvements thereto require BOS approval, with input provided by the Planning Board.

At the meeting the applicant will answer any questions the board may have concerning this proposed improvement project, i.e., how it will be funded and will the applicant be seeking to use the \$34,000 still held by the Town, via the Stop & Shop Site Plan Approval. As board members will recall, last fall the specifics regarding these funds were reviewed by the board, with the BOS deciding not to allow the expenditure of these funds for study and design purposes, but rather, for costs associated with the actual construction of the improvements.

In addition to the above, the applicants, who at the meeting will be represented by Tony Basso, will also be prepared to answer any questions concerning future plans to expand the Market Basket property and development plans for the remaining vacant parcel between Haffner's Service Station and the Fairview site. This latter site, as board members will recall, is owned by Fairview Healthcare Center. Also for the meeting, Tony Basso will present the Design Justification Report for the proposed road improvements.

If the above presentation progresses to the point where a MOTION is required, i.e., relative to forwarding a recommendation to the BOS, staff prepared same below for the board's consideration.

## **DRAFT MOTION:**

I move for the Planning Board to forward a favorable recommendation to the Board of Selectmen, relative to the proposed Lowell Rd (Route 3A) improvements, as shown on the plans entitled: Conceptual Improvement Plan, Lowell Road (Route 3A), Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated 1/10/2014 (no revision date), and consisting of Sheets 1 & 2, and further, for the remaining Stop & Shop offsite improvement funds to be expended in their entirety, and exclusively for, the construction costs associated with the subject road improvements.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

# Conservation Commission's Review of the Conceptual Circumferential Roadway

Staff Report  
February 12, 2014

This item is on the Addendum Agenda as "Correspondence", and depending on the length of the meeting the board may want to review and discuss the contents of the Conservation Commission's letter and associated attachments at a future meeting. If this proves to be the case, staff recommends for this item be deferred date specific to the March 12, 2014 meeting.

## **DRAFT MOTION:**

I move for the board to defer review of the Conservation Commission's Findings on the Conceptual Circumferential Roadway date specific to the March 12, 2014 Planning Board Meeting.

Motion:\_\_\_\_\_ Second:\_\_\_\_\_ Carried/Failed:\_\_\_\_\_.

In the event the board has time at the meeting to review and discuss this correspondence, staff has prepared a DRAFT MOTION that the board may find appropriate, especially in regard to the content of the Conservation Commission's findings on the Environmental Issues Regarding the Conceptual Circumferential Roadway.

## **DRAFT MOTION:**

I move for the Planning Board to forward a letter to the Board of Selectmen, expressing their appreciation for the work the Conservation Commission conducted at the request of Board of Selectmen Chairman, Richard Maddox, and pertaining to the environmental issues of concern regarding the Conceptual Circumferential Roadway; and further, that said letter make reference in support of the Conservation Commission's recommendations. In particular, that a thorough environmental assessment be conducted by a qualified party(ies) within the roadway corridor, relative to determining the environmental feasibility of constructing the subject road.

Motion:\_\_\_\_\_ Second:\_\_\_\_\_ Carried/Failed:\_\_\_\_\_.

# **Request to Release School Impact Fees**

## **Staff Report**

February 12, 2014

In accordance with the attached memorandum from Karen Burnell, Business Administrator for the Hudson School District, the below DRAFT MOTION is provided for the board's consideration. Please note, as of January 31, 2014, the balance in the School Impact Fee Account (2080-000-051) is \$261,945.25, of which the School District requests \$150,000.00, and for this sum to be expended "... to offset payment of this year's bond payment." Also in accordance with this request, the School District would like to know the remaining balance in the subject account after the \$150,000.00 is withdrawn.

### **DRAFT MOTION:**

I move for the Planning Board to favorably recommend to the Board of Selectmen, release to the Hudson School District of \$150,000.00 from the School Impact Fee Account (2080-000-051), and for these funds to be expended, in their entirety, as requested by said district. That is, for the purpose of offsetting "... payment of this year's bond payment." Note: previous to this request, expenditure of the subject account funds for the stated purpose has been favorably recommended on by Town Counsel.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.