



# 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: July 8, 2020**

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Ed Van der Veen Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input checked="" type="checkbox"/>	Charlie Brackett Member <input checked="" type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Jordan Ulery Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input checked="" type="checkbox"/>	William Cole Alternate <input checked="" type="checkbox"/>
George Hall Alternate <input checked="" type="checkbox"/>	Roger Coutu Select. Rep <input checked="" type="checkbox"/>	Marilyn McGrath Alt. Select. Rep. <input checked="" type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>



- I. CALL TO ORDER BY CHAIRPERSON AT 7:09 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. MINUTES OF PREVIOUS MEETING(S)

- 24 June 20 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 24 June 20 Meeting Minutes (as written/amended).

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

V. CONCEPTUAL REVIEW ONLY

- |   |  |
|---|--|
| A. B & H Oil Fuel Storage Tank Farm<br>CSP# 02-20 | 19 Constitution Drive<br>Map 170/Lot 042 |
|---|--|

Purpose of plan: to show a mixed use consisting of a 4-bay garage (3,200 sf) for service/repairs of cars and trucks and associated office, as well as a 2,925 sf area for above ground oil fuel storage tanks for distribution/sale to customers off-site. Application Acceptance & Hearing.

No motions made – conceptual site plan review only.

VI. NEW BUSINESS

A. Melendy Road 2-Lot Subdivision  
SB# 12-20

140 Melendy Road  
Map 198/Lot 173

Purpose of plan: to subdivide Map 198/Lot 173 into two residential lots. Application Acceptance & Hearing.

Mr. Van der Veen moved to accept the subdivision application for 140 Melendy Road, Hudson, NH, Map 198/Lot 173.

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

**WAIVER APPROVED:**

Mr. Ulery moved to grant a waiver from §289-20.C – Drainage Report, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the testimony provided in the application.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

Mr. Dumont moved to approve the subdivision application titled Subdivision Plan, 140 Melendy Road; prepared by Jeffrey Land Surveys, LLC, 1 Burgess Drive, Litchfield, NH 03052; prepared for: Denise and Leroy Thompson 140 Melendy Road, Hudson, NH; consisting of 1 sheet, and notes 1-10 on Sheet 1; dated February, 2019; 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 \$5,850.00 for each single-family dwelling unit, or \$5,335.00 for each dwelling unit shall within a duplex, be paid prior to the issuance of a Certificate of Occupancy for the proposed building.
3. Construction activities involving the proposed undeveloped lots 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.
4. A permanent maintenance agreement which shall remain in perpetuity and entered into by both parties prior to the issuance of a Certificate of Occupancy.
5. Final approval is subject to review by Engineering and Fire Department.
6. Notes #3 and #4 shall be corrected to reflect the correct Map/Lot numbers and lot areas.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

VII. OTHER BUSINESS

A. Development Agreement Amendment – Lowell Road Veterinary Clinic

Mr. Ulery moved to approve the amendment to the Lowell Road Veterinary Clinic Development Agreement adding paragraph XIX to read the following;

“This Agreement and corresponding Site Plan approval supersedes and replaces in its entirety all other Planning Board agreements and site plan approvals relative to the development of the subject Property, including the site plan entitled “Master Plan, Nour Site, Map 234, Lot 41, 228 Lowell Road, Hudson, New Hampshire, Hillsborough County, last dated November 26, 2007, prepared by Keach-Nordstrom Associates, Inc., recorded at the Hillsborough County Registry of Deeds as Plan No. 35864, and the Site Plan Development Agreement dated December 12, 2007, recorded at the Hillsborough County Registry of Deeds at Book 7940, Page 0824.”

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

VIII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

Meeting adjourned at 8:01 p.m.

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William Collins  
Secretary, Planning Board

***These minutes are in draft form and have not yet been approved by the Planning Board.***



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Timothy Malley, Chairman

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### PUBLIC MEETING TOWN OF HUDSON, NH AUGUST 19, 2020

The Town of Hudson Planning Board will hold a scheduled meeting on **Wednesday, August 19, 2020 at 7:00 p.m.** at the **Hudson Community Center**, 12 Lions Ave., Hudson, NH. 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)

- 8 July 2020 Meeting Minutes – Decisions
- 22 July 2020 Meeting Minutes – Decisions

#### VI. CORRESPONDENCE

- A. Request to establish a bond for Phase 2 of Eagles Nest by Elvis Dhima, Town Engineer.
- B. Request to reduce the bond for Phase 1 of Eagles Nest by Elvis Dhima, Town Engineer.

#### VII. NEW BUSINESS

- A. Central Street & Lowell Road Lot Line Relocation      73 Central Street  
SB# 07-20      Map 182/Lot 218

Purpose of Plan: to adjust the lot line on the corner of Central Street & Lowell Road. Application Acceptance & Hearing.

- B. Webster Street Site Plan      185 Webster Street  
SP# 02-20      Map 147/Lot 016

Purpose of Plan: to propose food preparation and sales within a convenience store and associated parking. Application Acceptance & Hearing.

#### 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 & Web – 08-07-20

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Brian Groth  
Town Planner



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

### MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: JULY 22, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Ed Van der Veen Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input checked="" type="checkbox"/>	Charlie Brackett Member <input checked="" type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Jordan Ulery Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input type="checkbox"/>	William Cole Alternate <input checked="" type="checkbox"/>
George Hall Alternate <input checked="" type="checkbox"/>	Roger Coutu Select. Rep <input checked="" type="checkbox"/>	Marilyn McGrath Alt. Select. Rep. <input checked="" type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

None.

#### V. OLD BUSINESS

##### A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 5, 34 & 35, Map 239/Lot 1
CU# 02-20	

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Mr. Dumont made a motion to defer the Fiscal Impact, date specific, August 12, 2020.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

#### VI. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Coutu. All in favor – motion carried 7/0/0.

Meeting adjourned at 9:03 p.m.

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William Collins  
Secretary, Planning Board

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