



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: MARCH 10, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> E </u>	Jordan Ulery Member <u> X </u>
Dillon Dumont Member <u> X </u>	William Collins Member <u> X </u>	Victor Oates Alternate <u> X </u>	Leo Fauvel Alternate <u> X </u>
Brian Groth Town Rep. <u> X </u>	Roger Coutu Select. Rep <u> X </u>	Marilyn McGrath Alt. Select. 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. Fauvel seated for Mr. Veloso.

V. NEW BUSINESS

- A. Greenmeadow Lot Line Relocation Lowell & Steele Road
SB# 01-21 Map 234/Lots 5 & 34, Map 239/Lot 1

Purpose of Plan: To relocate a lot line between Map 234/Lot 5 and Map 234/Lot 34, and then to consolidate Map 234/Lot 5 with Map 239/Lot 1. Application Acceptance & Hearing.

Mr. Dumont moved to accept the Greenmeadow Lot Line Relocation between Map 234/Lot 5 and Map 234/Lot 34, and consolidation of Map 234/Lot 5 with map 239/Lot 1.

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

Public input opened at 7:09 p.m.

James Crowley, 4 Fairway Drive – Questioned the deadline for the March 10, 2021 meeting as February 16, 2021, when the application was submitted on February 17, 2021.

Dean Sakati, 11 Fairway Drive – Spoke about concerns of the consolidation of the three parcels.

Kathy Leary – Questioned if the parcels were part of the original site plan, or just added recently.

Tim Monk, 13 Fairway Drive – Don't put the cart before the horse with approving the lot line relocation before the site plan.

Ed Thompson, 22 Burns Hill Road – Questioned the structuring of the three condominiums discussed.

Public input closed at 7:19 p.m.

Mr. Van der Veen moved to defer the decision of the Lot Line Relocation Plan/Consolidation Plan for Map 239/Lot 1 and Map 234/Lots 5 and 34 to be contemporaneous with the decision on SP# 04-20, SB# 11-20, and CU# 02-20, also referred to as the Hudson Logistics Center.

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

VI. 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. Collins moved to continue the public hearing for SB# 11-20, SP# 04-20, and CU# 02-20, AKA Hudson Logistics Center, to date certain, March 24, 2021 for public input.

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

VII. ADJOURNMENT

Mr. Van der Veen moved to adjourn. Motion seconded by Mr. Ulery. All in favor – motion carried.

Meeting adjourned at 9:40 p.m.

William Collins
Member, Planning Board

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

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

BOND RELEASE REQUEST

4 EXECUTIVE DRIVE

Attached, please find a request from the Town Engineer for the Planning Board to approve a bond release relative to a two-year maintenance bond for off-site improvements at 4 Executive Drive, approved by the Planning Board on June 21, 2017 as SP# 08-17 "Irving Oil Retail Motor Fuel Outlet". The request is to release the current bond balance in the amount of \$4,155.95.

SITE: 4 Executive Drive – Map 210/Lot 001-001

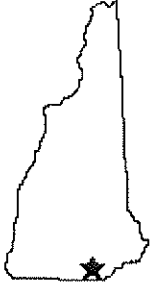
ATTACHMENTS:

1. Memo from Elvis Dhima, Town Engineer requesting the bond release.
2. Original Road Guarantee Estimate Form dated July 18, 2017.
3. Agency Report showing the balance in account 2000-2060-000-898.

DRAFT MOTION:

I move to release the bond balance of \$4,155.95 for 4 Executive Drive, for the completion of a two-year maintenance bond for off-site improvements.

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: Brian Groth, Town Planner
Planning Department

FROM: Elvis Dhima P.E., Town Engineer
Jess Forrence, Public Works Director

DATE: February 12, 2021

RE: 4 Executive Drive – 2 Year Maintenance Bond Release

The applicant has submitted a request for bond release related to this project for offsite improvements on Lowell Road and Executive Drive. The current balance is \$4,155.95.

Engineering and Public Works Departments have no objections and recommend Planning Board to release the bond.

Subdivision Name: _____

						Total	Bond Remaining	Date
Sanitary Sewer Size								
6" PVC Service Connection	_____	L.F.	@ \$	20.00	=	_____	_____	_____
8" PVC								
0' - 12' Depth	_____	L.F.	@ \$	50.00	=	_____	_____	_____
12' - 18' Depth	_____	L.F.	@ \$	75.00	=	_____	_____	_____
10" PVC	_____	L.F.	@ \$	75.00	=	_____	_____	_____
Other	_____	L.F.	@		=	_____	_____	_____
Sanitary Sewer Manholes 4' dia.	_____	V.F.	@ \$	300.00	=	_____	_____	_____
Sanitary Sewer Manholes 5' dia.	_____	V.F.	@ \$	325.00	=	_____	_____	_____
Service Cleanout	_____	EA.	@ \$	110.00	=	_____	_____	_____
Water Main Size (valves included)								
4" DIP Class 52	_____	L.F.	@ \$	53.00	=	_____	_____	_____
6" DIP Class 52	_____	L.F.	@ \$	40.00	=	_____	_____	_____
8" DIP Class 52	_____	L.F.	@ \$	47.00	=	_____	_____	_____
10" DIP Class 52	_____	L.F.	@ \$	52.00	=	_____	_____	_____
12" DIP Class 52	_____	L.F.	@ \$	55.00	=	_____	_____	_____
T/S&V	_____	L.F.	@	\$3,500.00	=	_____	_____	_____
Hydrants	_____	EA	@ \$	3,000.00	=	_____	_____	_____
1" Copper Service (stops included)	_____	EA.	@ \$	400.00	=	_____	_____	_____
Bank Run Gravel		C.Y.	@ \$	14.00	=	_____	_____	_____
Crushed Bank Run Gravel		C.Y.	@ \$	18.00	=	_____	_____	_____
Sand Cushion	_____	C.Y.	@	\$12.00	=	_____	_____	_____
Hot Bituminous Pavement 28' width								
2 1/2" Base Course Type C		TONS	@ \$	85.00	=	_____	_____	_____
1 1/2" Wearing Course Type F		TONS	@ \$	85.00	=	_____	_____	_____
Other	_____		@		=	_____	_____	_____
Tack Coat	_____	S.Y.	@ \$	0.20	=	_____	_____	_____
Curbing								
Granite	_____	L.F.	@ \$	22.00	=	_____	_____	_____
Cape Cod	_____	L.F.	@ \$	6.00	=	_____	_____	_____
Sidewalks								
5' Wide bituminous	_____	S.Y.	@ \$	30.00	=	_____	_____	_____
Loam and Seed								
Easement areas	_____	L.F.	@ \$	6.00	=	_____	_____	_____
R.O.W. areas	_____	L.F.	@ \$	5.00	=	_____	_____	_____

Subdivision Name: _____

					Total	Bond Remaining	Date
Bounds and Pins							
Property Pins	2 EA.	@	\$ 175.00 =		\$ 350.00	_____	_____
Road Bounds	9 EA.	@	\$ 325.00 =		\$ 2,925.00	_____	_____
Stop Signs	_____ EA.	@	\$ 75.00 =		_____	_____	_____
Street Signs	_____ EA.	@	\$ 85.00 =		_____	_____	_____
As-Built Plans	_____ L.F.	@	\$ 4.00 =		_____	_____	_____
Landscaping							
Trees	_____ EA.	@	\$ 375.00 =		_____	_____	_____
Bushes	_____ EA.	@	\$ 200.00 =		_____	_____	_____
Guard Rails	_____ L.F.	@	\$ 50.00 =		_____	_____	_____
Utility Trench (Elec/Tel/TV)	_____ L.F.	@	\$35.00 =		_____	_____	_____
Other required improvements (itemize on separate sheet)	_____ S.F.	@	\$0.50 =		_____	_____	_____
Subtotal:							
3% Mobilization					\$ 3,275.00	_____	_____
Engineering & Contingencies (10% subtotal):					\$ 327.50	_____	_____
					\$ 3,602.50	_____	_____
10% Maintenance Level:					\$ 360.25	_____	_____
Total Estimate:					\$ 3,962.75	_____	_____

Preparers Name: Steven Auger @ Hayner/Swanson, Inc. Date: 7/18/2017

Trial Balance
Agency Reports for S, J, E, B
Town of Hudson, NH
July 2020, GL Year 2021 - December 2020, GL Year 2021

Account Number		Beginning Balance	Total Debits	Total Credits	Ending Balance
16-2000-2060-000-597	Agency Fees - Parkland Terrace	-5,342.29	0.00	3.64	-5,345.93
16-2000-2060-000-802	Agency Fees - Catalpa Drive	-17,563.71	0.00	11.95	-17,575.66
16-2000-2060-000-852	Agency Fees - Autumn Circle, Inspections	-43.21	0.00	0.02	-43.23
16-2000-2060-000-879	Agency Fees - 14 Brady Dr H20 Line Maint	-15,787.86	0.00	10.75	-15,798.61
16-2000-2060-000-898	Agency Fees - 4 Executive Dr	-4,153.12	0.00	2.83	-4,155.95
16-2000-2060-000-920	Agency Fees - 50 Speare Rd / Laurel Landing	-1,119.04	0.00	0.77	-1,119.81
16-2000-2060-000-921	Agency Fees - K & M Dev. - Lucier Park Dr Rd Bond	-37,989.91	38,008.31	25.04	-6.64
16-2000-2060-000-922	Agency Fees - 25 Derry St/Lee Way - Inspections	-245.99	0.00	0.18	-246.17
16-2000-2060-000-924	Agency Fees - 16 Chase St/Dominoes	-5,187.06	0.00	3.53	-5,190.59
16-2000-2060-000-926	Agency Fees - Eagles Nest	-7,726.48	1,810.00	4.66	-5,921.14
16-2000-2060-000-931	Agency Fees - Granite Subaru	-790.39	0.00	0.54	-790.93
16-2000-2060-000-934	Agency Fees - Mansfield Dr, Water / Swr Inspection	-933.43	170.00	0.52	-763.95
16-2000-2060-000-942	Agency Fees - KT Cycles	0.00	140.00	1,570.69	-1,430.69
16-2000-2060-000-945	Agency Fees - Flagstone Crossing	-4,648.70	2,852.00	1.35	-1,798.05
	<ENC>	0.00	873.00	873.00	0.00
16-2000-2060-000-946	Agency Fees - 23 Roosevelt Ave.	-566.92	280.00	0.33	-287.25
16-2000-2060-000-949	Agency Fees - Hudson Logistics Center Water Review	-12,414.03	9,300.00	6.23	-3,120.26
	<ENC>	0.00	12,400.00	12,400.00	0.00
16-2000-2060-000-951	Agency Fees - Friar's Court Escrow	-8,994.46	2,544.00	5.26	-6,455.72
	<ENC>	0.00	194.00	194.00	0.00
16-2000-2060-000-955	Agency Fees - Granite Hts Terrace View Dr	0.00	330.00	21,969.27	-21,639.27
16-2000-2060-000-997	Agency Fees - Interest / Service Charges	0.00	199.84	199.84	0.00
Totals	Performance Bonds & Inspe	-295,980.61	55,634.15	23,934.68	-264,281.14
	Total <ENC>	0.00	13,467.00	13,467.00	0.00
	Fund Total	-295,980.61	69,101.15	37,401.68	-264,281.14

BOND RELEASE REQUEST
25 DERRY STREET / LEE WAY

Attached, please find a request from the Town Engineer for the Planning Board to approve a surety bond release relative to a one-year warranty related to sewer work and off-site improvements at 25 Derry Street / Lee Way approved by the Planning Board on June 21, 2017 as SB# 04-17 “Derry Street 4-Lot Subdivision”. The request is to release the established surety in the amount of \$28,018.35.

SITE: 25 Derry Street / Lee Way – Map 174/Lot 079

ATTACHMENTS:

1. Memo from Elvis Dhima, Town Engineer requesting the bond release.
2. Letter of Credit from Enterprise Bank dated November 26, 2019 in the amount of \$28,018.35.

DRAFT MOTION:

I move to release the established surety in the amount of \$28,018.35 for 25 Derry Street / Lee Way for the completion of the one-year warranty related to sewer work and off-site improvements.

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



TOWN OF HUDSON


Engineering Department



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INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner
Planning Department

FROM: Elvis Dhima P.E., Town Engineer 

DATE: February 15, 2021

RE: 25 Derry Street / Lee Way - First Bond Release

The applicant has submitted the request for bond release related to this project 2. This bond is related to one year warranty related to sewer work and off site improvements.

The current amount to be released is \$28,018.35.

This request is approved by the Engineering and Public Works Department and recommended to Planning Board for approval.



Credit No: 43320 -2018 - 1
Irrevocable Standby Letter of Credit
Date and Place of Expiry: 11/26/2020
Enterprise Bank & Trust Company
45 Lowell Road
Hudson, NH 03051

November 26, 2019

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

Account Party
Posey Investments, LLC
195 Central St. Rear
Hudson, NH 03051

Beneficiary
Town of Hudson
Hudson, NH 03051

Amount
\$28,018.35 USD

RE: 25 Derry St. Hudson, NH aka Lee Way Hudson, NH
Parcel IDs: 174-079-003, 174-079-004, and 174-079-005

Dear Planning Board:

By this document Enterprise Bank (hereinafter "issues") hereby amends irrevocable Letter of Credit in the amount of \$40,000 to the Town of Hudson on behalf of Donald Dumont (hereinafter "developer"). This irrevocable Letter of Credit is issued to guarantee completion of all improvements required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations.

It is understood that the improvements guaranteed by this irrevocable Letter of Credit, include, but are not limited to the following: Water and sewer tie in for the three (3) lots located off 25 Derry St. in Hudson, NH.

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of 12 months. If all improvements guaranteed by this Letter of Credit are not completed by 11/26/2020 and if a certificate indicating completion of all improvements have 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, Enterprise Bank shall forthwith forward a check in the amount of \$28,018.35 to the Treasurer of the Town of Hudson and Donald Dumont, the funds go forwarded to the Town Treasurer and Donald Dumont shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed by the Town to complete improvements required by the subdivision and/or site plan referred to above shall be returned to Enterprise Bank.

Sincerely,

Nicholas Russo
Vice President

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

Donald Dumont, Posey Investments, LLC