2	TOWN OF	HUDSON	HUDSON NEW REAL SHITE
$\int $	Planning	Board	THE ORPORATED THE
	Timothy Malley, Chairman	Roger Coutu, Selectmen Liaison	

# MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: May 6, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley	Jordan Ulery	William Collins	Charlie Brackett
ChairX	Vice-Chair <u>E</u>	Secretary <u>X</u>	Member _X_
Dillon Dumont	Ed Van der Veen	Elliott Veloso	Roger Coutu
MemberE	MemberX	Alternate _E_	Select. Rep _X_
Marilyn McGrath	Brian Groth		

 Marilyn McGrath
 Brian Groth

 Alt. Select. Rep. \_\_E\_\_\_ Town Rep. \_\_X\_\_\_

.....

- I. CALL TO ORDER BY CHAIRPERSON AT 4:15 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Due to COVID-19, the meeting was conducted via Go To Meeting.

### IV. SEATING OF ALTERNATES

- V. NEW BUSINESS
  - A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit Application<br/>SB# 11-20Lowell & Steele RoadSP# 04-20Map 234/Lots 005, 034 & 035CU# 02-20Map 239/Lot 001

Purpose of Plan: to determine if these applications constitute a "Development of Regional Impact" per RSA 36:55.

Mr. Groth explained the statutes concerning Development of Regional Impact (DRI) and the requirements thereof, and recommended that the Hudson Logistics Center be declared a DRI.

Mr. Van der Veen, asked what this declaration entails. Mr. Groth responded that it is in part to properly notify abutting communities and to ensure the Board's ability to properly conduct a public hearing.

Mr. Brackett and Mr. Collins discussed some of the abutting communities that should be included in the notification.

Mr. Groth read into the record a prepared statement by Ms. McGrath: From my point of view, I absolutely believe that this application should be deemed to have significant regional impacts. As considerate neighbors, I do believe that Hudson has a moral and ethical obligation to recognize that this project may have significant regional impacts for the following communities: Litchfield, Londonderry, Nashua, Pelham, Windham, Tyngsborough, MA and Dracut, MA.

Mr. Groth also read a prepared statement from Mr. Veloso: I would agree that, based on the points raised in the staff report, the project constitutes an application representing a DRI.

The Planning Board finds the Hudson Logistics Center proposal to be a Development of Regional Impact.

As such, Mr. Collins moved that in accordance with state law, any developments which are likely to have impacts beyond the boundaries of the town of Hudson, New Hampshire shall be processed by the Planning Board according to the procedures established in RSA 36:54-58, Review of Developments of Regional Impact. Elements that factor into this determination include:

- 1. Proximity to the borders of a neighboring community.
- 2. Transportation networks.
- 3. Anticipated emissions such as light, noise, smoke, odors or particles.
- 4. Proximity to aquifers or surface waters which transcend municipal boundaries.
- 5. Shared facilities such as schools and solid waste disposal facilities.

Mr. Van der Veen seconded the motion. Motion carried 5/0/0. Vote taken by Roll Call.

#### VI. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Brackett. All in favor – motion carried. Vote taken by Roll Call.

Meeting adjourned at 4:27 p.m.

William Collins, Secretary

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

5	TOWN OF	HUDSON	HUDSON NEW TRANSITION
$\int $	Planning	Board	NORPORATED THE
	Timothy Malley, Chairman	Roger Coutu, Selectmen Liaison	

# 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	Ed Van der Veen	William Collins	Charlie Brackett
ChairX	Vice-Chair <u>X</u>	Secretary <u>X</u>	Member _X_
Dillon Dumont	Jordan Ulery	Elliott Veloso	William Cole
MemberX	MemberX	Alternate _X_	Alternate _X_
George Hall	Roger Coutu	Marilyn McGrath	Brian Groth
Alternate _X_	Select. Rep _X_	Alt. Select. RepX	Town Rep. <u>X</u>

.....

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 Farm19 Constitution DriveCSP# 02-20Map 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 Subdivision140 Melendy RoadSB# 12-20Map 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 APRROVED:

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.

William Collins Secretary, Planning Board

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

Hudson Planning Board Minutes/Decisions June 24, 2020 Page 3

5	TOWN OF	HUDSON	HUDSON NEW REAL PROVIDENCE
$\int $	Planning	Board	NORPORATED IN
	Timothy Malley, Chairman	Roger Coutu, Selectmen Liaison	

# 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	Ed Van der Veen	William Collins	Charlie Brackett
ChairX	Vice-Chair <u>X</u>	Secretary <u>X</u>	Member _X_
Dillon Dumont	Jordan Ulery	Elliott Veloso	William Cole
Member <u>X</u>	MemberX	Alternate _E_	Alternate _X_
George Hall	Roger Coutu	Marilyn McGrath	Brian Groth
Alternate _X_	Select. Rep _X_	Alt. Select. RepX	Town RepX

.....

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.

> William Collins Secretary, Planning Board

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

Hudson Planning Board Minutes/Decisions June 24, 2020 Page 2

$\sum_{i=1}^{n}$	TOWN OF	HUDSON	ALL DESON NEW HIT MESH RE
$\int $	Planning	Board	THE ORPORATED THE
لسريد	Timothy Malley, Chairman	Roger Coutu, Selectmen Liaison	

# MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: AUGUST 12, 2020

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

.....

I. CALL TO ORDER BY CHAIRPERSON AT 7:03 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.

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

Public hearing opened @ 10:15 p.m.:

Physical Attendance:

- Amy Manzelli, Esq. BCM Environmental & Land Law, PLLC
- Jim Dobens 4 Eagle Drive, Hudson, NH
- Lindsay Benson 13 Par Lane, Hudson, NH
- Ed Thompson 22 Burns Hill Road, Hudson, NH
- Tim Monk 13 Fairway Drive, Hudson, NH 03051
- Dean Sakati 11 Fairway Drive, Hudson, NH 03051
- Jim Crowley 4 Fairway Drive
- Joe Dipilato 12 Eagle Drive, Hudson, NH 03051
- Leonard Leone 19 Fairway Drive, Hudson, NH 03051

Call In:

• Bill McDowell – 11 Heritage Circle Hudson, NH

Mr. Collins made a motion to continue the Real Estate portion of the public input, and to continue the Fiscal Impact discussion, date specific, August 26, 2020.

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

### VI. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 11:06 p.m. (Curfew).

William Collins Secretary, Planning Board

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

Hudson Planning Board Minutes/Decisions August 12, 2020 Page 2

5	TOWN OF	HUDSON	HUDSON NEW HIT
$\int $	Planning	Board	THO PORATED THE
	Timothy Malley, Chairman	Roger Coutu, Selectmen Liaison	

# MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: AUGUST 19, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley	Ed Van der Veen	William Collins	Charlie Brackett
ChairX	Vice-Chair <u>X</u>	SecretaryX	Member _X_
Dillon Dumont	Jordan Ulery	Elliott Veloso	William Cole
MemberX	Member <u>X</u>	Alternate _E_	Alternate _X_
George Hall	Roger Coutu	Marilyn McGrath	Brian Groth
Alternate _X_	Select. Rep _X_	Alt. Select. RepX	Town Rep. <u>X</u>

.....

I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.

- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

### IV. MINUTES OF PREVIOUS MEETING(S)

• 8 July 20 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 8 July 20 Meeting Minutes (as written/amended).

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

• 22 July 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 22 July 20 Meeting Minutes (as written/amended).

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

### V. CORRESPONDENCE

A. Request to reduce the bond for Phase 1 of Eagles Nest by Elvis Dhima, Town Engineer.

Mr. Coutu moved to approve a bond reduction \$676,104.99, leaving a balance of \$271,066.73 as presented in the memorandum from the Town Engineer, Elvis Dhima, to the Town Planner, Brian Groth, for Phase 1 of the project known as Eagles Nest Estates.

These bonds are relative to the construction of Franklin Street, Warren Street, and a portion of Standish Lane.

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

B. Request to establish a bond for Phase 2 of Eagles Nest by Elvis Dhima, Town Engineer.

Mr. Ulery moved to approve a bond amount of \$3,049,035.24 relative to the construction of the remainder of Standish Lane and the extension of Hawkview Drive as presented in the memorandum from the Town Engineer, Elvis Dhima, to the Town Planner, Brian Groth, for Phase 2 of the project known as Eagles Nest Estates.

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

## VI. NEW BUSINESS

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

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

Mr. Ulery moved to defer the Lot Line Relocation at 73 Central Street, Map 182/Lot 218, date specific, September 16, 2020.

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

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

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

Mr. Coutu moved to deny acceptance of the Site Plan Application without prejudice, for 185 Webster Street, Map 147/Lot 016, on the grounds that it did not meet §275-6.N (Conformance with all existing codes) and §275-6.P (compliance with the Zoning Ordinance).

Motion seconded by Mr. Ulery. All in favor – motion carried 6/0/1 (Ulery abstained).

## VII. ADJOURNMENT

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

Meeting adjourned at 7:22p.m.

William Collins Secretary

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

Hudson Planning Board Minutes/Decisions August 19, 2020 Page 2

5	TOWN OF	HUDSON	ALL
	Planning	Board	NORPORATED THE
لسريد	Timothy Malley, Chairman	Roger Coutu, Selectmen Liaison	

# MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: AUGUST 26, 2020

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

.....

I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.

- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mr. Cole seated for Mr. Dumont.

### 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. Cole made a motion to defer the Hudson Logistics Center proposal for 4 months.

No second motion – motion failed.

Mr. Coutu made a motion to defer the Hudson Logistics Center proposal, to date specific, September 9, 2020.

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

### VI. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Ulery. All in favor - motion carried.

Meeting adjourned at 7:40 p.m.

William Collins Secretary, 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).

$\sum_{i=1}^{n}$	TOWN OF	HUDSON	NOT THE REPORT OF THE REPORT O
$\int $	Planning	Board	THE ORPORATED THE
مسريف	Timothy Malley, Chairman	Roger Coutu, Selectmen Liaison	

# MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: SEPTEMBER 9, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley	Ed Van der Veen	William Collins	Charlie Brackett
ChairX	Vice-Chair <u>X</u>	SecretaryX	Member _X_
Dillon Dumont	Jordan Ulery	Elliott Veloso	William Cole
Member _X	Member <u>X</u>	Alternate _X_	Alternate _X_
George Hall	Roger Coutu	Normand Martin	Brian Groth
Alternate _X_	Select. Rep _X_	Alt. Select. RepX	Town RepX

.....

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.

Chairman Malley opened the meeting to public comment, in continuation of the public comment portion of the previous meeting, at 7:03pm.

1. Bill Kallgren, 11 Winslow Farm Road. Comments relative to deficiencies in real estate valuation.

- 2. Paige Schaller, 213 Fox Hollow Drive. Comments concerning potential financial impacts of Building C. Uniqueness of project creates uncertainty of impacts. Issues with property value analysis. Concerned that 20 Fairway sold at asking price.
- 3. Merrill Herriman, 5 Birdie Lane. Comments on concern if site is operated by someone other than Amazon, employee conditions, automation concerns.
- 4. Kristin Sullivan, 15 Lorraine Street. Comments related to traffic, environmental concerns, issue with Green Meadow comparables used in value analysis.
- 5. Kathy Leary, 8 Par Lane. Comments on property analysis and traffic.
- 6. Lynn Ashworth, 25 Fairway Drive. Comments on concern with a logistics center being built in a small rural town. Ms. Ashworth chose Hudson because of its convenient location which this project would change. Noted issues with the comparables used in analysis.
- 7. Jonathan Fontaine, 8 Eagle Drive. Comments on property value concerns.

Chairman Malley closed public comment portion at 7:25pm.

Attorney Jay Leonard, in representation of the property owner, read a letter requesting that alternate members William Cole and George Hall recuse themselves from this application, citing concerns of their ability to be impartial due to their proximity to the project area.

The Planning Board deliberated. Mr. Veloso questioned the timing of Attorney Leonard's request. Attorney Leonard indicated that the concern was raised as soon as they became aware of the issue. Mr. Ulery stated his desire for the Town Attorney's review and counsel. Mr. Veloso concurred adding detail to the request of the Town Attorney, authority of request to remove members, procedure, Board's action must be beyond reproach.

Mr. Groth said the Board could make the decision to move to continue the meeting now, or allow Judi Barrett to give her presentation on Fiscal Impact. Seeing no motion on the floor, Chairman Malley returned the floor to the applicant.

Ms. Barrett presented her analysis, finding the project to be an overall tax positive to the Town. The Town's peer review consultant, Russ Thibeault, found her findings acceptable, noting that the study could have been done a number of ways, but all ways would find this project to be a tax positive. He found the conclusions of Barrett's analysis are well supported. He also announced that he would not be able to undertake the proposal he submitted to the Board for a comprehensive impact analysis, and added that such a study could only be a projection of probability.

Mr. Coutu made a motion to continue further proceedings on the case of Hillwood Development pending a full review by town council of the request by Friel representative Attorney Thomas J. Leonard.

No second motion was made.

Hudson Planning Board Minutes/Decisions September 9, 2020 Page 2 Mr. Dumont made a motion to defer the Hudson Logistics Center proposal, to date specific, October 21, 2020.

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

VI. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Collins. All in favor - motion carried.

Meeting adjourned at 9:38 p.m.

William Collins Secretary, 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).

5	TOWN OF	HUDSON	NOT THE REPORT OF THE REPORT O
$\int $	Planning	Board	THORPORATED TH
كسم 🗶 🗋	Timothy Malley, Chairman	Roger Coutu, Selectmen Liaison	

# MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: SEPTEMBER 16, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley	Ed Van der Veen	William Collins	Charlie Brackett
ChairX	Vice-Chair <u>X</u>	SecretaryX	Member _X_
Dillon Dumont	Jordan Ulery	Elliott Veloso	William Cole
Member <u>X</u>	Member <u>X</u>	Alternate _E_	Alternate _X_
George Hall	Roger Coutu	Normand Martin	Brian Groth
Alternate _X_	Select. Rep _X_	Alt. Select. RepX	Town RepX

.....

I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.

- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

### IV. SEATING OF ALTERNATES

Mr. Martin seated for Ms. McGrath.

### V. MINUTES OF PREVIOUS MEETING(S)

• 6 May 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 6 May 20 Meeting Minutes (as written/amended).

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

• 13 June 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 13 June 20 Meeting Minutes (as written/amended).

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

• 12 August 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 12 August 20 Meeting Minutes (as written/amended).

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

• 19 August 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 19 August 20 Meeting Minutes (as written/amended).

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

• 26 August 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 26 August 20 Meeting Minutes (as written/amended).

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

### VI. OLD BUSINESS

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

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

Mr. Van der Veen moved to defer the Lot Line Relocation Application for 73 Central Street, date specific, to the Planning Board meeting on October 7, 2020.

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

### VII. NEW BUSINESS

A. Hudson Car Wash Addition SP# 08-20

184 Central Street Map 176/Lot 007

Purpose of Plan: to construct a 160 square-foot addition to the existing car wash and other site improvements. Application Acceptance & Hearing.

Mr. Dumont moved to accept the site plan & conditional use permit application for the Hudson Car Wash Addition located at 184 Central Street, Map 176/Lot 007, Hudson, NH.

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

Mr. Ulery moved to approve the site plan & conditional use permit for Hudson Car Wash Site Plan, 184 Central Street, Map 176/Lot 007; prepared by Granite Engineering, 250 Commercial Street, Suite 3008, Manchester, NH 03101; prepared for Travis Spaulding, Spaulding Investment Properties, LLC, 37 Ponemah road, Amherst, NH 03031; consisting of 9 sheets with various notes on all sheets; dated August 4, 2020; subject to 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. Copies of the proposed access easements shall be submitted to the Town and properly recorded at the HCRD.
- 3. An as-built plan shall be provided to the Town prior to the issuance of a Certificate of Occupancy.
- 4. The site plan shall be subject to final engineering review and approval.
- 5. The vacuum station located within the setback shall be removed from the final plan.
- 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.

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

B. Executive Drive Proposed Building Addition SP# 07-20

36 Executive Drive Map 215/Lot 004

Purpose of Plan: to show a proposed 1-story, 100, 000 square-foot building addition with appurtenant parking, loading, and other site improvements. Application Acceptance & Hearing.

Mr. Dumont moved to accept the site plan application for 36 Executive Drive; Map 215/Lot 004.

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

Mr. Ulery moved to continue the public hearing for the site plan application for 36 Executive Drive; Map 215/Lot 004, date specific, to the Planning Board Meeting on October 7, 2020.

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

## VIII. ADJOURNMENT

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

Meeting adjourned at 8:39p.m.

William Collins Secretary

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

$\sum_{i=1}^{n}$	TOWN OF HUDSON	DSON NEW TRANSFER
$\int $	Planning Board	ORPORATED TIN
	Timothy Malley, Chairman Marilyn McGrath, Selectmen Liaison	_

## MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: JUNE 23, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley	Ed Van der Veen	Elliott Veloso	Jordan Ulery
ChairX	Vice-Chair <u>X</u>	SecretaryX	MemberE
Dillon Dumont	William Collins	Victor Oates	Leo Fauvel
Member <u>X</u>	Member <u>E</u>	AlternateE	AlternateX
David Morin	Marilyn McGrath	Brian Groth	
Select. Rep. <u>X</u>	Alt. Select RepE	Town RepX	

- 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. Collins. Mr. Oates seated for Mr. Ulery.

- V. MINUTES OF PREVIOUS MEETING(S)
  - 9 December 20 Meeting Minutes Decisions

Mr. Dumont moved to accept the 9 December 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 6/0/1 (Morin abstained).

• 16 December 20 Meeting Minutes – Decisions

Mr. Van der Veen moved to accept the 16 December 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont. Motion carried 5/0/2 (Morin & Veloso abstained).

• 30 December 20 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 30 December 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Veloso. Motion carried 6/0/1 (Morin abstained).

• 17 March 21 Meeting Minutes – Decisions

Mr. Veloso moved to accept the 17 March 21 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 6/0/1 (Morin abstained).

• 21 April 21 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 21 April 21 Meeting Minutes (as written/amended).

Motion seconded by Mr. Veloso. Motion carried 6/0/1 (Morin abstained).

## VI. NEW BUSINESS

A.	KT Cycles Conditional Use Permit	297 Central Street
	CUP# 06-21	Map 160/Lot 105

Purpose of Plan: to show a construction sketch pertaining to the location of the water service for a previously approved motorcycle repair shop. Application acceptance & hearing.

Mr. Dumont moved to accept the conditional use permit application for KT Cycles Waterline on Central Street, within the public right-of-way adjacent to 297 Central Street; Map 160/Loot 105-000.

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

Mr. Dumont moved to approve the conditional use permit for KT Cycle Waterline, consisting of plans entitled: CSK1 – Waterline / CSK1 – Waterline Profile, KT Cycles, Map 160/Lot 105, 297 Central Street, Hudson, New Hampshire, Hillsborough County; prepared for: Tate Property, LLC, 5 Christine Park Drive, Hudson, NH 03051; consisting of 2 sheets with construction notes 1-9 on Sheet 1; dated May 12, 2021; 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 Planning Board endorsement of the plans, it shall be subject to final administrative review by Town Planner and Town Engineer.

- 3. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
- 4. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control.
- 5. Prior to the start of construction erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

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

B.	S.L. Chasse Steel Conditional Use Permit	201 & 199 Robinson Road
	CUP# 07-21	Map 105/Lots 17-2 & 17-3

Purpose of Plan: to show public water connection from the existing stub approximately 900 feet north of the site to lots 17-2 & 17-3. Application acceptance & hearing.

Mr. Van der Veen moved to defer the conditional use permit application for S.L. Chasse Steel Waterline Extension along Robinson Road from the existing water main to Map 105/Lot 017-003, to date certain, July 28, 2021.

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

C. Heritage Landing Conditional Use Permit112 & 114 Greeley StreetCUP# 08-21Map 140/Lots 2 & 3

Purpose of Plan: to request a conditional use permit for wetland and wetland buffer impacts for the proposed age restricted detached condominium development at 112 & 114 Greeley Street. Application acceptance & hearing.

Mr. Van der Veen moved to defer the public hearing for the conditional use permit application for Heritage Landing on 112 Greeley Street, Map 140/Lot 002, and 114 Greeley Street, Map 140/Lots 003, to date certain, July 14, 2021.

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

### VII. OTHER BUSINESS

A. Forest Meadows Subdivision & Conditional Use<br/>SB# 03-21 & CU# 03-2158 R Gowing Road<br/>Map 237/Lot 032

Purpose of Plan: to depict the subdivision of Lot 237/Lot 032 into eight (8) residential lots.

Mr. Veloso moved to defer the public hearing for the subdivision and conditional use permit for Forest Meadows at 58 R Gowing Road, Map 237/Lot 032, to date certain, July 14, 2021.

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

B. S.L. Chasse Steel Site Plan SP# 03-21 201 Robinson Road Map 105/Lot 017-002

Purpose of Plan: to show a proposed industrial building totaling 22,500 SF and associated parking.

Mr. Van der Van moved to defer the public hearing for the site plan application for S. L. Chasse on 201 Robinson Road, Map 105/Lot 017-002, to date certain, July 28, 2021.

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

C. S.L. Chasse Steel Site Plan 199 Robinson Road SP# 04-21 Map 105/Lot 017-003

Purpose of plan: to show three (3) proposed industrial buildings totaling 50,400 SF and associated parking.

Mr. Van der Van moved to defer the public hearing for the site plan application for S. L. Chasse on 201 Robinson Road, Map 105/Lot 017-002, to date certain, July 28, 2021.

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

### VIII. OTHER BUSINESS

A. 29 Derry Street – Proposed Sidewalk Feedback

Mr. Veloso made a motion to strike this provision on the Subdivision Approval.

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

### IX. ADJOURNMENT

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

Meeting adjourned at 7:33 p.m.

Elliott Veloso Secretary

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).

Hudson Planning Board Minutes/Decisions June 23, 2021 Page 4