



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Robert Guessferd, 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: JUNE 22, 2022

In attendance = X Alternate Seated = S Partial Attendance = P Excused Absence = E

Tim Malley
Chair X

Ed Van der Veen
Vice-Chair E

Dillon Dumont
Secretary X

Jordan Ulery
Member X

James Crowley
Member X

Victor Oates
Alternate X

Michael Lawlor
Alternate X

Bob Guessferd
Select. Rep X

Dave Morin
Alt. Select. Rep. E

Brian Groth
Town Rep. X

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- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. SEATING OF ALTERNATES
Mr. Lawlor was seated for Mr. Van der Veen. Mr. Oates was seated for the vacant member seat.
 - V. MINUTES OF PREVIOUS MEETING(S)
 - 25 May 2022 Meeting Minutes - tabled
 - VI. CORRESPONDENCE
 - VII. OLD BUSINESS
 - A. Miara Transportation Site Plan 12 Bockes Road
 SP #05-22 Map 136/Lot 1
 Purpose of Plan: To propose to construct a 6,230 sf “hoop” structure in the rear of the existing property for trailer storage. Continuance of hearing.

 Mr. Crowley moved to defer SP#05-22 Miara Transportation, per the applicant’s request, to date certain, July 27, 2022.
 Motion seconded by Mr. Oates. Motion carried 7/0/0.
 - B. Frenette Gardens Subdivision & Conditional Use Permit 65 Central Street
 SB #03-22 & CU #05-22 Map 182 Lot 3

SB #03-22 Purpose: to propose a ten lot subdivision and 705 linear feet of a new dead end roadway. Continuance of hearing.

CU #05-22 Purpose: to show the proposed permanent wetland buffer impacts associated with the subdivision of Map 182 Lot 3. Continuance of hearing.

Paul Chisholm, P.E., Keach Nordstrom Associates, presented the update/revisions to the application.

Public Input opened at 7:10 p.m.

Bryan Thomas, 6 Gillis Street: concerned with effect of drainage on ravine, would like fence to remain or be replaced.

Public Input closed at 7:12 p.m.

Mr. Oates moved to approve the conditional use permit and subdivision plans entitled: Residential Subdivision Plan & Wetland Buffer Impact Plan, Frenette Gardens, Map 182; Lot 3, 65 Central Street, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Laura Ripaldi, 46 Bush Hill Road, Hudson, NH 03051 & Kimberly Frenette, 88 Dumont Road, Hudson, NH 03051 & Ricky Frenette, 14 Tate Street, Hudson, NH 03051; consisting of 16 sheets and an additional cover sheet, and general notes 1-22 on Sheet 1; and Construction Notes 1-8 on Sheet 1 of the Wetland Buffer Impact Plan; dated April 20, 2022, last revised June 6, 2022; 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. The Planning Board finds that the Stormwater Management Report, last revised June 6, 2022, complies with the requirements of §290 – Stormwater Management.
3. All improvements shown on the Plan, including Notes 1-22 on Sheet 1 of the Subdivision Plan and Construction Notes 1-8 on Sheet 1 of the Wetland Buffer Impact Plan, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
4. A cost allocation procedure (CAP) amount of \$5,991 per single-family residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
5. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
6. Approval of this plan shall be subject to administrative review by the Town Planner and Town Engineer.

7. 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 Sundays.
8. A pre-construction meeting shall be scheduled with the Town Engineer prior to construction.
9. Utilities shall be underground.
10. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer. A two layer erosion control barrier should be employed in the construction areas along First Brook.
11. The commission recommends that a stipulation and or note be added to the Erosion and Sediment Control Plan that states "Erosion control blankets shall be used as part of slope stabilization after construction".
12. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and the Conservation Commission for remediation.
13. A stipulation and or note be added to the final plan set that states "Stockpiling of construction materials is not allowed in the Wetland Buffer Area".
14. A stipulation and or note be added to the final plan set that states "The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.)
15. A stipulation and or note be added to the final plan set that states that Conservation Commission wetland signage shall be installed along the edge of the wetland buffer boundary of Lots 3-7, 3-8 and 3-9 prior to issuing Certificates of Occupancy per Hudson Zoning Ordinance, Article IX §334-35 (E.)
16. If additional impacts are required the plan shall be returned to the Conservation Commission for further review.
17. For the purposes of this subdivision plan, the term "active and substantial development" shall mean that underground utilities shall be installed and the roadway shall be brought to subgrade per Town standards.
18. The street light shall be removed from the final plan set.

Motion seconded by Mr. Ulery, Motion carried 7/0/0.

C. 25 Webster St. & 20 Baker St.
SB #04-22

25 Webster St. & 20 Baker St.
Map 181 Lot 1 & Map 174 Lot 15-1

Purpose: to show the subdivision of Lots 181/1 & 174/15-1 into six (6) single family residential lots. Application acceptance & hearing.

Mr. Crowley moved to defer SB#04-22 25 Webster St. & 20 Baker St., per the applicant's request, to date certain, July 13, 2022.

Motion seconded by Mr. Guessferd. Motion carried 7/0/0.

VIII. NEW BUSINESS

JMD Industries
SP #07-22

1 Park Avenue
Map 161 Lot 36

Purpose: to construct additional 3,200 SF parking area with 10 parking spaces. Application Acceptance & Hearing.

Richard Maynard, P.E., Maynard & Paquette Engineering Associates, LLC presented the application.

Public input was opened & closed at 7:39 p.m. seeing no one wishing to speak.

Mr. Dumont moved to accept the site plan application for JMD Industries, 1 Park Avenue; Map 161 Lot 036-000. Mr. Ulery seconded the motion. Motion carried 7/0/0.

Mr. Dumont moved to grant a waiver from § 276-11.1.B (22), to waive the 35' green space setback for the proposed parking, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver. Mr. Ulery seconded the motion. Motion carried 7/0/0.

Mr. Dumont moved to grant a waiver from § 276-11.1.B (17) & (18), to waive the requirement for existing and proposed topography at 2-foot contours, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver. Mr. Ulery seconded the motion. Motion carried 7/0/0.

Mr. Dumont moved to approve the site plan application for JMD Industries, 1 Park Avenue; Map 161 Lot 036-000, as depicted in:
Site Plan, Map 161 / Lot 36, JMD Industries, One Park Avenue, Hudson, New Hampshire; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, N.H. 03060; prepared for One Park Avenue, LLC, One Park Avenue, Hudson, New Hampshire 03051; consisting of 3 sheets with Notes 1-17 on Sheet 1; dated May 13, 2022;
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 Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
3. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
4. 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.
5. Applicant shall add an ADA van accessible space, subject to final review of Town Engineer and Town Planner.
6. Applicant shall show the distance between proposed parking lot and lot line on the final plan.

Motion seconded by Mr. Oates. Motion carried 7/0/0.

IX. OTHER BUSINESS

X. ADJOURNMENT

Mr. Dumont moved to adjourn. Motion seconded by Mr. Oates. Motion carried 7/0/0.

Meeting adjourned at 8:03 p.m.

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).



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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: JULY 13, 2022

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>E</u>	Ed Van der Veen Vice-Chair <u>X</u>	Dillon Dumont Secretary <u>X</u>	Jordan Ulery Member <u>X</u>
James Crowley Member <u>X</u>	Brian Etienne Member <u>X</u>	Michael Lawlor Alternate <u>E</u>	Victor Oates Alternate <u>E</u>
George Hall Alternate <u>X</u>	Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</u>	Brian Groth Town Rep. <u>E</u>

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
Vice-Chair Van der Veen served as Chair in Mr. Malley's absence. Mr. Hall was seated for Mr. Malley at 7:01 P.M.
- V. MINUTES OF PREVIOUS MEETING(S)
 - 25 May 2022 Meeting Minutes
Mr. Ulery moved to approve the May 25, 2022 minutes. Motion seconded by Mr. Guessferd. Motion carried 6/0/1 (Hall abstained).
 - 8 June 2022 Meeting Minutes
Mr. Ulery moved to approve the June 8, 2022 minutes. Motion seconded by Mr. Crowley with a suggested correction on Page 3 which listed a continuance date for SP #06-22 of July 14, 2022 to be corrected to July 13, 2022. Mr. Ulery accepted the amendment. Motion carried 6/0/1 (Hall abstained).

Mr. Etienne stated that he had reviewed all meetings and the draft minutes and was therefore prepared to vote on their approval.

 - 9 June 2022 Site Walk Minutes
Mr. Ulery voted to approve the June 9, 2022 Site Walk minutes. Mr. Crowley seconded the motion. Motion carried 4/0/3 (Hall, Dumont, Guessferd abstained)

- 22 June 2022 Meeting Minutes
Mr. Dumont noted some missing text in a deferral motion for Old Business Item C, SB #04-22. Chair Van der Veen tabled the minutes until the next meeting to allow the missing text to be corrected.

VI. CORRESPONDENCE
VII. OLD BUSINESS

A. Airex - Proposed Building Addition
SP #06-22

17 Executive Dr.
Map 209 Lot 8

Purpose: to show a proposed 1-story, 25,200 square-foot building addition with appurtenant parking, loading and other site improvements. Application continuance.

Earle Blatchford, Hayner/Swanson and Jack Schroeder, Schroeder Construction Management, Inc. presented the revised application and read new waiver request to allow perimeter landscaping in lieu of interior landscaping for the parking area.

Public input opened at 7:14 p.m., seeing no one wishing to speak, public input closed at 7:14 p.m.

Mr. Dumont moved to acknowledge that the Planning Board's jurisdiction on this application encompasses 17 Executive Drive, Map 209 Lot 008-000, and, 19 Executive Drive, Map 215-008-000. Motion seconded by Mr. Ulery. Motion carried 6/0/1 (Hall abstained).

Mr. Ulery moved to grant a waiver from § 275-8.C (7), that requires interior landscaping of parking areas, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver. Motion seconded by Mr. Crowley. Motion carried 6/0/1 (Hall abstained).

Mr. Crowley moved to approve the Site Plan entitled: Map 209, Lot 8 & Map 215, Lot 8 Site Plan, Proposed Building Addition, 17 Executive Drive, Hudson, New Hampshire; prepared by Hayner/Swanson, Inc., 3 Congress Street, Nashua, NH 03062 & 131 Middlesex Turnpike, Burlington, MA 01803; prepared for Schroeder Construction Management, Inc., 2 Townsend West, Unit #3, Nashua, New Hampshire 03060 & Stonehill Realty, LLC, 17 Executive Drive, Hudson, New Hampshire 03051; consisting of 14 sheets and an additional cover sheet, and general notes 1-27 on Sheet 1; dated March 29, 2022; last revised June 21, 2022; 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. The Planning Board finds that the Stormwater Management Report, last revised June 28, 2022, complies with the requirements of §290 – Stormwater Management.

3. A cost allocation procedure (CAP) amount of \$19,650 shall be paid prior to the issuance of a Certificate of Occupancy for the building addition.
4. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
5. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
6. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
7. 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.
8. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
9. For the purposes of this subdivision plan, the term “active and substantial development” shall mean completion of the foundation and/or frost-wall with inspection and approval by Inspectional Services.
10. The final plan shall show the easement areas on 19 Executive Drive (Map 215 Lot 008-000) which benefit 17 Executive Drive (Map 209 Lot 008-000). There shall be a note on the plan that describes the purpose of the easement. There shall also be a note that states that any conveyance of either 19 Executive Drive (Map 215 Lot 008-000) or 17 Executive Drive (Map 209 Lot 008-000) which severs common ownership shall include the easements. The development agreement shall identify the easements and require a deed for the easements upon severance of common ownership.

Motion seconded by Mr. Ulery. Motion carried 6/0/1 (Hall abstained).

B. 25 Webster St. & 20 Baker St.
SB #04-22

25 Webster St. & 20 Baker St.
Map 181 Lot 1 & Map 174 Lot 15-1

Purpose: to show the subdivision of Lots 181/1 & 174/15-1 into six (6) single family residential lots. Application continuance.

Mr. Ulery noted that while he lives near the subject site he is not affected by the application.

Mr. Ulery moved to accept the subdivision application, SB #04-22, for 20 Baker Street & 25 Webster Street, Map/Lots 174/15-1 and 181/1. Motion seconded by Mr. Dumont. Motion carried 7/0/0.

Colin Jean, attorney at 64 McKean St. Nashua, NH; Michael Grainger, Pe.E., M. J. Grainger Engineering; and George Hurd, Tumpney Hurd Clegg, LLC. Mr. Jean presented the application and waiver request to allow overhead electric utilities to serve Lots 181-001-000 and 174-015-001.

Public input opened at 7:35 p.m., seeing no one wishing to speak, public input closed at 7:36 p.m.

Mr. Dumont moved to grant a waiver from §276-13.B which requires that service connections be provided underground, for proposed lots 181-001-000 and 174-015-001 based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver. Mr. Crowley seconded the motion. Motion carried 7/0/0.

I move to approve the subdivision plan entitled: Proposed Consolidation & Subdivision Plan, Map 174 Lot 15-1 & Map 181 Lot 1, 20 Baker St. & 25 Webster St.; prepared by RJB Engineering, LLC, 2 Glendale Rd. Concord, NH 03301 in association with M.J. Grainger Engineering, Inc., 220 Derry Rd. Hudson, NH 0305; prepared for: Tumpney, Hurd, Clegg, LLC 39 Trigate Rd. Hudson, NH 03051; consisting of 5 sheets including cover sheet, and general notes 1-20 on Sheet 1; dated April 20, 2022; last revised June 21, 2022; 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. A cost allocation procedure (CAP) amount of \$5,991 per new single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy if created by this subdivision.
3. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
4. The lot numbering shall be revised in accordance with the recommendation of the Assessing Department.
5. Existing utilities for lots 181-001-00 and 174-015-001 shall be shown on the final plan.
6. Prior to Planning Board endorsement of the plan it shall be subject to final administrative review by the Town Planner and Town Engineer.

Motion seconded by Mr. Crowley. Motion carried 6/0/1 (Etienne abstained).

VIII. NEW BUSINESS

A. Lacasse Homes Subdivision SB #05-22

8 Lindsay St.
Map 166 Lot 31

Purpose: To subdivide 8 Lindsay Street into 2 lots. The parent lot will retain the existing 2-family dwelling. The new lot will be single family residential.

Mr. Van der Veen recused himself. Secretary Dumont assumed duties as Chair. Mr. Etienne assumed duties as Secretary.

Mr. Etienne moved to accept the subdivision application for the Lacasse Homes Subdivision SB# 05-22, at 9 Lindsay Street; Map 166 Lot 031-000. Motion seconded by Mr. Crowley. Motion carried 6/0/0.

Dan Flores, P.E., SFC Engineering Partnership, Inc. presented the application with Michael Lacasse of M.R. Lacasse Homes, LLC present.

Public Input opened at 8:34 p.m.

Andrew Cloutier, 6 Grigas St.; concerned with drainage, requests 3rd party review of the drainage, requests sidewalks, requests underground utilities, concerned with easement, requests 10-foot no cut line.

Jeffrey Ferentino, 5 St. John St.; requests no-cut zone to leave a buffer, concerned about the amount of drainage that comes through the area, asks if the drywell is inverted to the sump, questions about the use of the dissolved paper street.

Public input closed at 8:41 p.m.

Mr. Ulery moved to grant a waiver from § 289-27.A(3), to allow the Planning Board signature block to be located at the lower right corner of each sheet in the plan set, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver. Motion seconded by Mr. Guessferd. Motion carried 6/0/0.

Mr. Ulery moved to approve the subdivision application for the plan entitled: Site Development Plan, 8 Lindsay Street, Hudson, NH, Map 166; Lot 031-000, 8 Lindsay Street, Hudson, New Hampshire; prepared by: SFC Engineering, 183 Rockingham Rd, Unit 3 East, Windham, NH 03087; prepared for M.R. Lacasse Homes, LLC, 9 Scenic Lane, Hudson, NH 03051; consisting of 5 sheets and general notes 1-19 on Sheet 1; dated June 17, 2022; last revised July 1, 2022; 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 and drainage easement.
2. A cost allocation procedure (CAP) amount of \$5,991.00 shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.

3. Prior to the Planning Board endorsement of the plan, the proposed drainage easement shall be favorably reviewed by Town Counsel.
4. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
5. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
6. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
7. 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.
8. All reasonable measures shall be taken to maintain the tree-line along the northern property line using best industry practices.
9. Applicant shall show final metes & bounds for proposed sewer easement that crosses over Map 166 Lot 31 on the final plan.

Motion seconded by Mr. Guessferd. Motion carried 6/0/0.

At 9:30 p.m. Mr. Van der Veen reseated as Chair. Mr. Dumont returned to Secretary position. Mr. Etienne returned to Member position.

IX. OTHER BUSINESS

- A. Special Site Review Committee meeting decisions – June 20, 2022
Chair Van der Veen reviewed the notice of decisions of the Special Site Review Committee meeting on June 20, 2022.

X. ADJOURNMENT

Mr. Etienne moved to adjourn. Motion seconded by Mr. Crowley. Motion carried 7/0/0.

Meeting adjourned at 9:37 p.m.

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