



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: FEBRUARY 22, 2023

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>X</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>X</u>	Victor Oates Alternate <u>X</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>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. Oates seated for Mr. Van der Veen.
Mr. Hall seated for Mr. Etienne.
- V. MINUTES OF PREVIOUS MEETING(S)
 - 8February 2023 Meeting Minutes

Mr. Ulery moved to approve the February 8, 2023 minutes as amended.

Motion seconded by Mr. Dumont. Motion carried 5/0/2 (Etienne & Van der Veen).
- VI. OLD BUSINESS
 - A. Burns Hill Road 2-Lot Subdivision

SB# 09-22	52 Burns Hill Road Map 211/Lot 065
-----------	---------------------------------------

Purpose: to subdivide Map 211/Lot 065 into two separate lots. Application acceptance & hearing.

Mr. Etienne moved to accept the subdivision application for the Subdivision Plan / TGG Realty Trust – Burns Hill Road, 52 Burns Hill Road, Map 211/Lot 065.

Motion seconded by Mr. Dumont.

Discussion: Mr. Crowley stated that he agreed that §289-43 and §276-14 criteria for application completeness is met but conveyed concerns that deeds had not been recorded for previous related lot line adjustments and with boundary marker information.

Mr. Etienne discussed that missing or incomplete application could be reviewed with the applicant during Planning Board review of the application.

Mr. Oates thought the applicant shouldn't come to the Planning Board with mistakes in their application.

Mr. Malley reviewed the difference between application acceptance and application approval.

Mr. Ulery reiterated that an element of the Planning Board review process is to point out issues with an application.

Mr. Dumont opined the motion is for acceptance not approval and that the Board is going to deep into the application and that any property owner who pays taxes in Hudson has the right to be heard by a public board. If they have met the criteria for application acceptance it does not guarantee approval and it doesn't mean that things don't need to be fixed.

Selectman Guessferd asked Town Planner Groth if the application met the requirements for acceptance.

Mr. Groth responded yes, and what is being discussed presently relate to the merits of the plan which what is discussed once the Planning Board has taken jurisdiction over the plan, otherwise known as acceptance.

Motion carried 6/1/0 (Crowley opposed).

Paul Chisholm of Keach-Nordstrom Associates, Inc., presented the application on behalf of the applicant, and answered/explained concerns raised by the board. Mr. Chisholm reviewed the boundary marker concerns raised by Mr. Crowley and showed where and how they were labelled.

Colin Jean Attorney at Law, LLC, representing the applicant, explained the history of the lots in question.

Public input opened @ 7:56 P.M.

Darleen Joos, 13 Glen Drive – voiced her concern about the contamination on the lot, referred to a letter by the EPA, and concerned about the wetlands. She would provide her documentation to the Planning Department for the record.

Public input closed @ 8:04 P.M.

Mr. Chisholm & Mr. Jean addressed the concerns brought up by the abutters.

Mr. Dumont moved to approve the subdivision application for the Subdivision Plan / TGG Realty Trust -Burns Hill Road, Map 211/Lot 65, 52 Burns Hill Road, Hudson, New Hampshire 03051, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: TGG Realty Trust, 50 Burns Hill Road, Hudson, NH 03051, BK. 7438 PG. 516; consisting of 2 sheets with no cover sheet and general notes 1-13 on Sheet 1; dated October 17, 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 \$6,136.00 for a single-family home or \$5,621.00 per unit within a duplex shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. Prior to recording of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Prior to recording of the Plan, the deed to Area A and Area B as noted on the plan shall be recorded.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. 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.
7. Applicant shall place wetland markers provided by the conservation commission at the applicants own expense.
8. Applicant to add note to the Plan referencing EPA documentation on contamination, benchmark and widths of right of ways.

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

B. 84 Lumber Company Site Plan
SP# 09-22

3 Sullivan Road
Map 145/Lot 015

Purpose: to depict a proposed lumberyard, which includes 55,000 square feet of proposed lumber sales and storage buildings, and associated site improvements. Continuance of hearing.

Nathan Chamberlain of Fieldstone Land Consultants explained the updates to the Plan, berm height, employee parking, emergency circle, outdoor storage, snow storage, fence limits, safety rail, and limits of clearing. He also explained that the applicant is working with NHDOT, and the Hudson Fire Department to address ongoing concerns. The applicant is also still working on the noise study.

Scott Thornton from Vanasse & Associates Inc., explained the traffic study.

Jim Zaunick, representing 84 Lumber Company, answered the board's questions.

Mr. Groth identified multiple important issues and concerns including screening, existing vegetation clearing, wellhead location and use of unidentified paved area.

Mr. Crowley noted missing information and voiced his concerns about snow removal, fence details, and sight detail for berm and fence. Traffic concerns and landscaping plan.

Mr. Hall requested a drainage detail.

Mr. Ulery questioned possible updates and concerns with Bridle Bridge Road & Sullivan Road.

Chairman Malley had questions regarding existing Variances & landscaping calculations.

Mr. Oates stated the importance of walking the site, maintaining screening, and sound fence.

Mr. Crowley made a motion to extent the Planning Board meeting past 10:00 P.M.

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

Mr. Lawlor stated his concerns about the septic system.

Mr. Dumont moved to continue the site plan application for the Site Development Plans / 84 Lumber Company, Map 145/Lot 15, 3 Sullivan Road, to date certain, March 22, 2023.

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

VII. OTHER BUSINESS

A. Master Plan Discussion – Historic Resources & Community Facilities.

Jay Minkarah, Nashua Regional Planning Commission, handed out redlined copies of the community facilities chapter prepared by Mr. Groth using comments submitted by Planning Board members as well as available data updates. There was some discussion on the graphic presentation of the document. There was discussion on focusing on prioritizing the substance of the document for the time being.

B. Grant Selection Committee HOP grant consultant.

Mr. Etienne reported on the result of the selection subcommittee review of consultants for the HOP grant and identified Place Sense as the recommended consultant.

Mr. Etienne moved to recommend that the Board of Selectmen accept the HOP Grant and assign Place Sense as the consultant to perform the work.

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

VIII. ADJOURNMENT

Mr. Etienne moved to adjourn. Motion seconded by Mr. Crowley. Motion carried 7/0/0.
Meeting adjourned at 10:42 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 a video of the meeting is available on HCTV (Hudson Community Television) www.hudsonctv.com.