



TOWN OF HUDSON

Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



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MEETING MINUTES May 13, 2015

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

Members

Present: George Hall, Glenn Della-Monica, Tim Malley, Ken Massey, Jordan Ulery, Bill Collins, Richard Maddox (Selectmen's Representative)

Members

Absent: Marilyn McGrath (Alternate Selectmen's Representative) (excused)

Alternates

Present: Charles Brackett

Alternates

Absent: Cheryl Cummings (excused)

Staff

Present: Town Planner John Cashell.

- IV. SEATING OF ALTERNATES

None Seated

- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS

- A. Eagles Nest Estates
SB# 02-15

Map 186, Lot 24
Map 194, Lots 9 & 10
Map 195, Lot 1
Bush Hill Road

Purpose of Plan: Proposed 65-lot open space residential development. Project includes a proposed lot-line adjustment between Map 186, Lot 24 and Map 186; Lot 20-4. The newly adjusted Map 186, Lot 24 will be consolidated with Map 194, Lots 9 & 10, Map 195, Lot 1, and Map 201, Lot 7. The consolidated tract will then be

2) HTC 2758(B)(30)(a) - Minimum Number of Required Loading Spaces

Mr. Maddox moved to grant the requested waiver: HTC 2758(B)(30)(a) - Minimum Number of Required Loading Spaces - because the Applicant presented testimony to the effect that the proposed number of loading spaces will be more than adequate to accommodate the shipping and receiving needs for the proposed business, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

3) HTC 275-8(B)(31) - Landscape Plan

Mr. Maddox moved to grant the requested waiver: HTC 275-8(B)(31) - Landscape Plan - because this is an existing developed industrial site, having mature and well-maintained landscaping which does not require modification nor a plan submitted to depict same, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Motion seconded by Mr. Massey. All in favor - motion carried.

4) HTC 275-9(B) - Traffic Study

Mr. Maddox moved to grant the requested waiver HTC 275-9B - Traffic Study - because the proposed addition and associated number of vehicle trips regarding same will not adversely impact existing traffic conditions within the subject locus, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Motion seconded by Mr. Massey. All in favor - motion carried.

5) HTC 275-9D – Fiscal Impact Study

Mr. Maddox moved to grant the requested waiver: HTC 275-9D - Fiscal Impact Study – because in addition to the submitted plans and submitted application documents, said study is unnecessary in order to evaluate the fiscal impact of this development, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Motion seconded by Mr. Massey. All in favor - motion carried.

6) HTC 275-9C – Noise Study

Mr. Maddox moved to grant the requested waiver: HTC 275-9C - Noise Study - because such a study is unnecessary, taking into consideration that the noise associated with the proposed industrial use will not exceed the previous use of this site, nor that of similar abutting industrial/commercial uses, and as such, the granting

of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Motion seconded by Mr. Massey. All in favor - motion carried.

Mr. Massey moved to grant approval for the Site Plan entitled: Proposed Building Addition, 29 Flagstone Drive, Hudson, NH, Map 221/Lot 1, prepared by HSI Hayner/Swanson, Inc., dated: 13 April 2015 and revised thru 30 April 2015, consisting of a Cover Sheet, Sheets 1 – 7 and Notes 1 – 22, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement, together with any applicable easement deeds shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1- 22, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of foundation permit for the structure and prior to the issuance of framing permit, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plan shall be documented by the applicant and be part of the foundation "As-Built" submission.
- 5) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 6) The approval shall be subject to final engineering review.
- 7) A cost allocation procedure (CAP) amount of \$6,093.36 shall be paid prior to the issuance of a Certificate of Occupancy.
- 8) A revised Site Plan with future parking spaces shall be supplied prior to the signing of final Site Plan.

Motion seconded by Mr. Della-Monica. All in favor- motion carried.

Motion seconded by Mr. Massey. All in favor- motion carried.

Mr. Della-Monica moved to approve the subdivision plan entitled: Subdivision Plan Land of David & Karen Burnell Map 186; Lot 30, 41 Spear Road, Hudson, NH prepared by Keach-Nordstrom Associates, Inc., dated: 27 JAN 2015 (no revision date), consisting of Sheets 1 & 2 and Notes 1 – 11 in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$892.01, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
3. A public school impact fee in the amount of \$3,578.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
4. A recreation contribution in the amount of \$400.00, per 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 the Planning Board endorsing the Plan-of -Record.
6. Approval of this plan shall be subject to final engineering review, including the location of the driveway for Lot 30-1.
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 Sunday.
8. Prior to Planning Board endorsement of the Plan, all of the above notes, together with the two granted waivers shall be inscribed on the Plan, i.e., 289-6(D) -Fiscal Impact and 289-6 (D) --Traffic Study.

Motion seconded by Mr. Massey. All in favor- motion carried.

XV. OTHER BUSINESS

Mr. Massey appointed by the Chairman as the Planning Board's member to the Special Site Review Committee.

XVI. ADJOURNMENT

Motion to adjourn by Mr. Massey. Seconded by Mr. Malley. All in favor – motion carried.

Meeting adjourned at 8:25 p.m.

Timothy Malley
Secretary