

**PUBLIC MEETING
TOWN OF HUDSON, NH
JUNE 24, 2015**

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, June 24, 2015 at 7:00 p.m. in the "Buxton Community Development Conference Room" at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- 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
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS
- XV. OTHER BUSINESS

- A. Review DRAFT COPY of the Revised Land Use Regulations, as prepared by the Planning Board's ad hoc Land Use Regulations Review Committee.

XVI. ADJOURNMENT

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

The public is invited to attend.

John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 06-12-15

**PUBLIC MEETING
TOWN OF HUDSON, NH
JUNE 24, 2015
(Addendum #1)**

In addition to items already scheduled and posted for review at the June 24, 2015 Planning Board Meeting, the following item is scheduled to be heard:

XI. OTHER BUSINESS

- A. Schedule a Public Hearing on the Cost Allocation Procedure (CAP) Fee Assessment Update.

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

The public is invited to attend.

John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 06/19/15

Pre-Hearing Review of the Proposed Amendments to the Planning Board's Land Use Regulations

Staff Report

June 24, 2015

This item is on this agenda, per action of the board at the May 27th Meeting; the purpose: to conduct a pre-hearing meeting on the proposed amendments to the Planning Board's Land Use Regulations, as pre-pared by the LURRC at the request of the Planning Board. In preparation for this meeting, at the June 10th meeting, DRAFT copies of the proposed amendments, in their entirety, were handed-out to board members. Please read through your DRAFT copy in preparation for the hearing. Please take note, in the DRAFT copy existing regulation language slated for deletion is shown in strikethrough print, while proposed added language is shown in bold print. Also, "Words in all capital letters are those with special definitions as noted in Section 276-2..." of the proposed DRAFT copy of these reg's.

The review of the reg's. may take more than one meeting before the board decides to conduct a formal hearing or two to adopt the revised reg's. In any event, this is the only item on Wednesday night's agenda (i.e., except for a CAP Fee Assessment Update - see Addendum #1 attached hereto), so there should be plenty of time for the board to hear the LURRC's presentation and for the LURRC members to answer questions and concerns board members will/may have concerning the proposed amendments and the proposed new layout of the reg's.

DRAFT MOTIONS:

I move to continue the pre-hearing review of the proposed amendments to the Planning Board's Land Use Regulations, date specific, to the July 22, 2015 Meeting.

Motion: _____ Second: _____ Carried/Failed: _____.

I move to schedule a public hearing on July 22, 2015, regarding the proposed amendments to the Planning Board's Land Use Regulations.

Motion: _____ Second: _____ Carried/Failed: _____.

Note: last week I emailed board members, relative to asking if any member would like to have a copy of the revised regulations in font size 12. Your present copies, include a great deal of words in 10 font, which can be hard to read for some folks, including this author, with a healthy smattering of 12 font. To-date, Thursday, June 18th, no one responded to my email.

Cost Allocation Procedure (CAP) Fee Assessment Update

Staff Report
June 24, 2015

Please note, the Board of Selectmen voted to support implementation of the five highway improvement projects (minus the roundabout at Central St.), as recommended to them by the Planning Board and Highway Safety Committee, relative to the adoption of the new methodology for the collection and expenditure of Cost Allocation Procedure (CAP) Fees. As a result of this vote (the BOS written letter of support will be produced at Wednesday night's meeting), the Planning Board can now move forward with the final phase to adopt the new methodology for the collection of said fees, which involves conducting a public hearing explaining the new methodology and then moving to take final action to adopt same.

NOTE: additional information on this matter will be presented at Wednesday night's meeting, which will aid the Board in taking action on the following DRAFT MOTION.

DRAFT MOTION:

I move for the Planning Board to hold a public hearing on Wednesday, July 22, 2015, re: for the board to consider adopting a new methodology for the collection and expenditure of Cost Allocation Procedure (CAP) Fees.

Motion: _____ Second: _____ Carried/Failed: _____

New Hampshire Fact Sheet



Who We Are

Kinder Morgan is the largest midstream and third largest energy company (based on enterprise value) in North America with approximately 80,000 miles of pipelines and 180 terminals. We own, operate, expand, build and acquire assets that help meet the demand for energy products in growing markets across the United States and Canada. We operate like a giant toll road and receive a fee for transporting, storing and handling energy products. We typically do not own the products, so the company has minimal exposure to commodity pricing.

Kinder Morgan is committed to being a good corporate citizen and conducting ourselves in an ethical and responsible manner. Toward that end, we spend hundreds of millions of dollars each year on integrity management programs and maintenance, as we are dedicated to protecting the public, our employees, contractors and the environment.

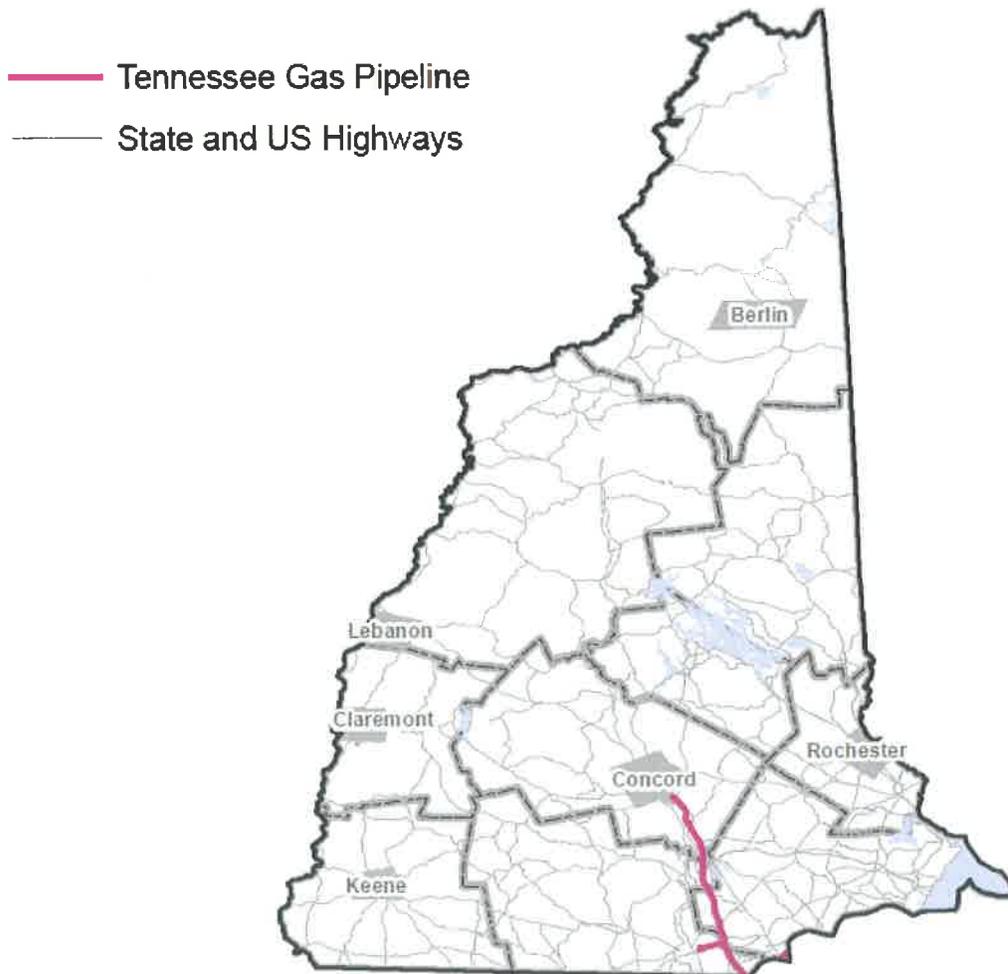
Our Economic Impact in New Hampshire

»We paid approximately \$1.7 million to local and state taxing bodies in 2014.

Our Operations in New Hampshire

Kinder Morgan operates approximately 50 miles of pipeline in New Hampshire. Kinder Morgan owns and/or operates assets in three counties throughout New Hampshire; Hillsborough, Rockingham and Merrimack.

Tennessee Gas Pipeline (TGP) is a 13,900-mile pipeline that transports natural gas from Louisiana, the Gulf of Mexico and south Texas to the northeast section of the United States, including New York City and Boston.





FACT SHEET

Kinder Morgan is the largest midstream and the third largest energy company (based on combined enterprise value) in North America. We own an interest in or operate approximately 80,000 miles of pipelines and 180 terminals. Our strategy is to expand, build and acquire primarily fee-based energy infrastructure in growing markets. These assets typically generate substantial stable cash flow and have minimal exposure to commodity price volatility.

Kinder Morgan is a market leader in its businesses. For example, we are the:

- Largest natural gas transporter and storage operator in the U.S. with almost 70,000 miles of pipelines. Our **Natural Gas Pipelines** are connected to every important natural gas resource play, including Eagle Ford, Marcellus, Fayetteville, Barnett, Utica, Unita, Haynesville, Mississippi Lime and Woodford, that will play a significant role in meeting the nation's long-term natural gas supply.
- Largest independent transporter of petroleum products in the U.S., transporting about 1.9 million barrels of product per day. Our **Products Pipelines** segment serves six western states, including California, and the southeastern U.S.
- Largest transporter of carbon dioxide (CO₂) in the U.S., transporting about 1.3 billion cubic feet per day. Our **CO₂** business segment operates CO₂ source fields, CO₂ transportation pipelines and oil fields. Most of the CO₂ is used in enhanced oil recovery projects in the Permian Basin of West Texas.
- Largest independent **Terminal** operator in the U.S. Our liquids terminals store refined petroleum products, chemicals, ethanol and more, and have a capacity of 112 million barrels. Our dry bulk terminals store and handle such materials as coal, petroleum coke and steel and we handle over 100 million tons per year.
- Only oilsands pipeline serving the West Coast in Canada. **Kinder Morgan Canada's** Trans Mountain pipeline system transports crude from Alberta to British Columbia and Washington state.

The Kinder Morgan family of companies has four publicly traded entities on the New York Stock Exchange – Kinder Morgan, Inc. (NYSE: KMI), Kinder Morgan Energy Partners, L.P. (NYSE: KMP), which is one of the largest publicly traded pipeline limited partnerships in America, Kinder Morgan Management, LLC (NYSE: KMR) and El Paso Pipeline Partners (NYSE: EPB). Combined, Kinder Morgan has an enterprise value of approximately \$110 billion.

Additional Highlights

- Chairman and CEO Richard D. Kinder, a recipient of Morningstar's CEO of the Year award, receives a salary of \$1 a year, no bonuses, no stock options and no restricted stock. He owns approximately 24 percent of KMI. We like to say that Kinder Morgan is a company run by shareholders for shareholders.
- KMP is one of the largest publicly traded master limited partnerships in America and has invested over \$30 billion in expansions, new build projects, joint ventures and acquisitions since 1997 to grow the company. During that time, KMP has delivered an average annual return of 24 percent to its unitholders.
- KMI owns the general partner and limited partner interests in KMP and EPB. KMR is a limited liability company and its only significant assets are the partnership units it owns in KMP. EPB owns natural gas pipelines and liquefied natural gas terminals.
- Kinder Morgan is one of the only companies to publish both its annual budget and environmental and safety performance on its web site.
- Kinder Morgan does not have a Political Action Committee (PAC) or make any political contributions.
- Kinder Morgan is headquartered in Houston, Texas, and has approximately 11,500 employees. For more information, visit www.kindermorgan.com.

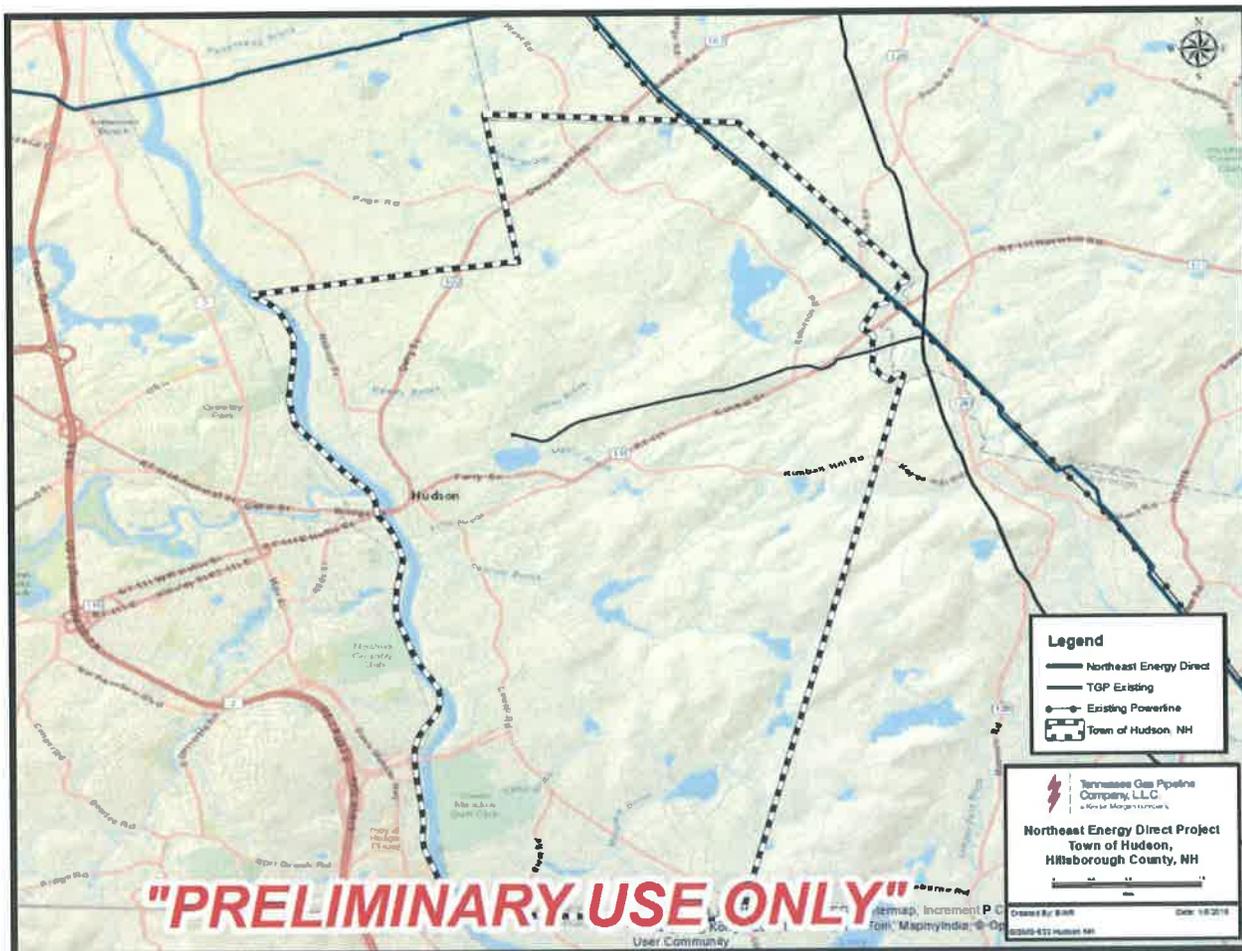


Tennessee Gas Pipeline
Company, L.L.C.
a Kinder Morgan company

Northeast Energy Direct Project Overview: Hudson, NH

Proposed Northeast Energy Direct project route in Hudson:

- **Proposed mileage:** 2.48 miles (approximate)
- **Impacted landowners:** 63 (approximate)
- **Estimated annual property tax payments to town:** \$260,000





November 14, 2014

We are reaching out to the New Hampshire community and state leaders about the latest developments in bringing much-needed natural gas to your region.

Tennessee Gas Pipeline Company, L.L.C. (TGP), a subsidiary of Kinder Morgan Energy Partners, L.P., has been transporting natural gas to the northeast United States to supply local distribution companies (LDCs) (i.e. natural gas utilities) since the 1950s. We build and operate major interstate pipelines that deliver the natural gas to LDCs, which in turn supply gas to local homes, businesses, and gas-fired power generation facilities that provide electricity to the region. In New Hampshire, we currently own and operate a natural gas transmission pipeline running from our Dracut, Massachusetts hub up to Concord, and another running through Salem.

Today, New Hampshire and New England face a critical shortage of natural gas. Multiple studies have concluded that additional pipeline infrastructure is needed in the region to serve increasing demand from LDCs and the power sector, and that such infrastructure may benefit the region in the form of lower energy costs and enhanced reliability to both the gas transmission system and the power grid, while also reducing the region's reliance on higher polluting coal and oil power plants. As recent news reports make clear, this shortage is having a major impact on higher energy costs, the loss of jobs, as well as a continued reliance on other less environmentally friendly fossil fuels, such as fuel oil. Natural gas is a clean, abundant, and environmentally friendly energy source that is produced domestically.

To address the region's critical need for gas, TGP has proposed the Northeast Energy Direct Project (NED Project) to upgrade its existing pipeline system in New York, Pennsylvania, Massachusetts, New Hampshire and Connecticut. This project is a combination of TGP's proposed Pennsylvania to Wright, N.Y. and Wright to Dracut, Mass. projects. This region as a whole stands to benefit from the transformational NED Project as it will enable New England to sustain its electric grid and lower energy costs to compete on a more level economic playing field with other regions of the nation with access to low-cost gas. The NED Project will also provide gas-fired generation resources with gas supplies necessary to support the intermittent generation resources contributed by wind and solar resources. Thus, increased natural gas supplies available to the region will support wind power and solar power development.

The siting of a natural gas pipeline is a thorough process, with extensive federal and state oversight and review. As part of the routing determination, TGP evaluates a number of factors, such as minimizing impacts on the environment and existing land use. It is TGP's standard practice to work closely with state and local officials, landowners and stakeholders to get their feedback and perspective as we work to determine the optimal route.

The route TGP has proposed would run through eastern New York, across northern Massachusetts and end in Dracut, Mass., with a smaller diameter lateral route to serve southern New Hampshire. TGP is also proposing alternative routes, one of which may co-locate the pipeline along existing utility easements running across southern New Hampshire.

The final route for this project will be determined through regulatory processes including the Federal Energy Regulatory Commission (FERC) and the New Hampshire Site Evaluation Committee, both of which provide multiple opportunities for public input.

TGP recently received approval for use of the FERC's pre-filing review process for this project. This request was assigned Docket No. PF14-22-000. You can access information regarding the filing, including the proposed and alternative routes, through FERC's eLibrary at www.FERC.gov.

Our message is straightforward. We want to hear from you, communicate with you, and work with you, state and local government leaders, landowners, businesses and stakeholders. You know your communities best, and we value your input into this process. We want to build a pipeline that meets the goals of bringing much-needed gas to the region, but that also works for communities.

We also want to talk with you about the significant benefits of this project in terms of energy availability, economic development and increasing the tax base for communities.

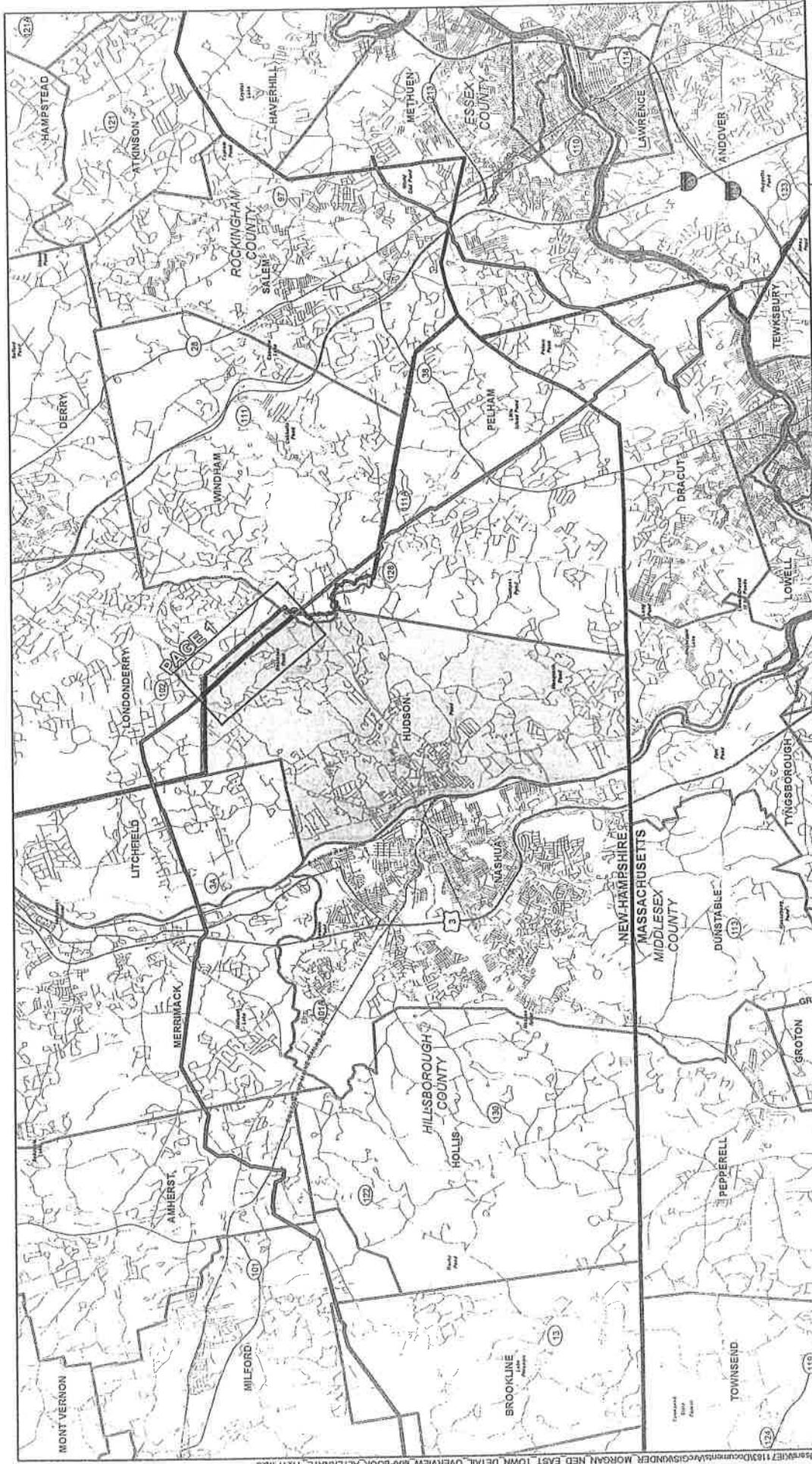
In the coming weeks, we will begin introductory project briefings with local leaders. TGP representatives may also be talking to landowners as route options are refined. In the meantime, please feel free to contact me if I can be of any assistance or provide additional information. We look forward to working with you. Thank you.

Sincerely,



Allen Fore
Vice President, Public Affairs
Kinder Morgan Energy Partners, L.P.

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allen_fore@kindermorgan.com (email)
www.kindermorgan.com (website)



TENNESSEE GAS PIPELINE COMPANY, L.L.C.
NORTHEAST ENERGY DIRECT PROJECT
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

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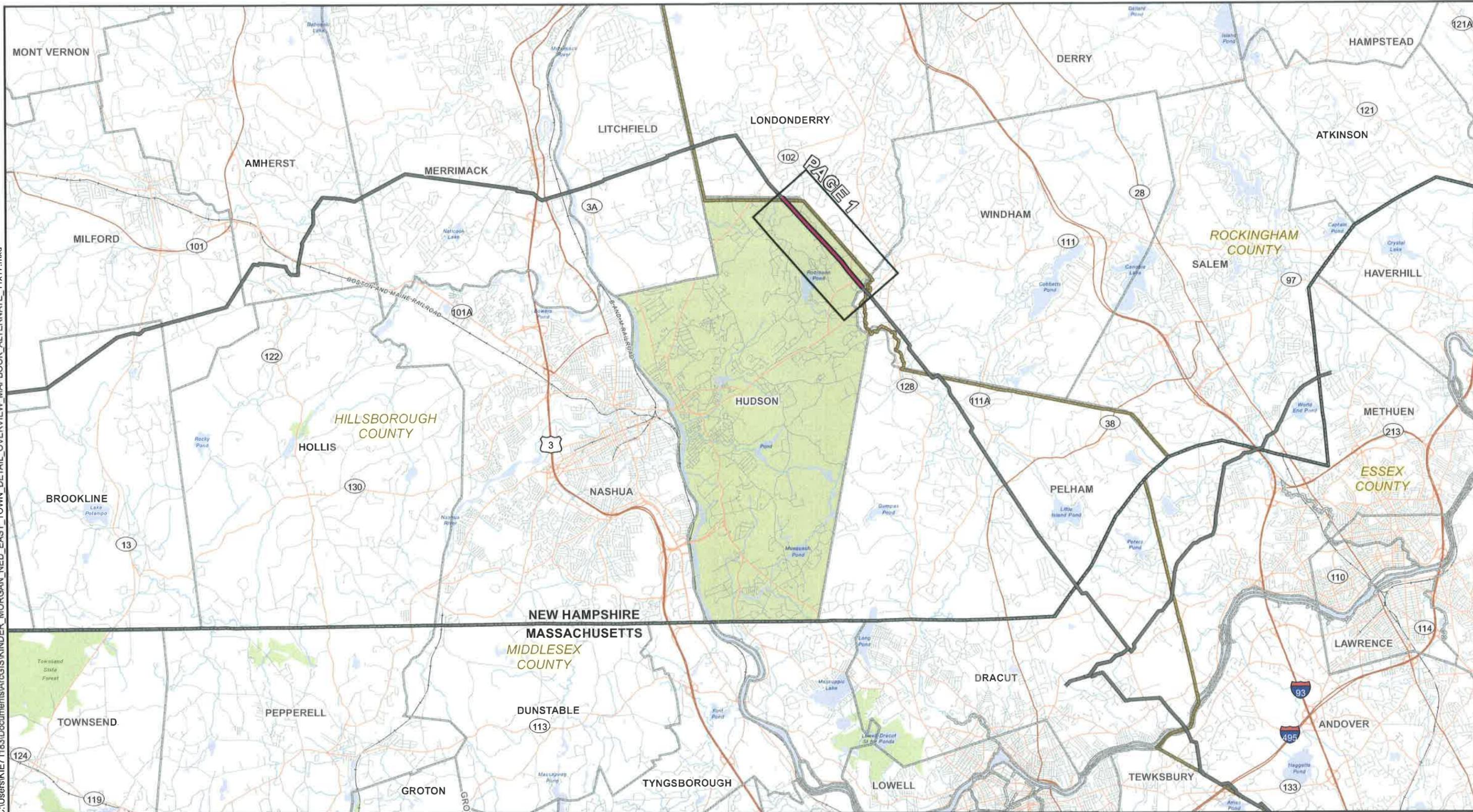
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	NED EAST POWERLINE CO-LOCATION		RAILROAD		MUNICIPAL BOUNDARY
	NED EAST PIPELINE CENTERLINE OUTSIDE TOWN LIMITS		PAGE INDEX		COUNTY BOUNDARY
	HIGHWAY		WATER		STATE BOUNDARY
	MAJOR ROAD		PARK / FOREST BOUNDARY		
	LOCAL ROAD				

TENNESSEE GAS PIPELINE COMPANY, L.L.C.
NORTHEAST ENERGY DIRECT PROJECT

HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

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Tennessee Gas Pipeline Company, L.L.C.
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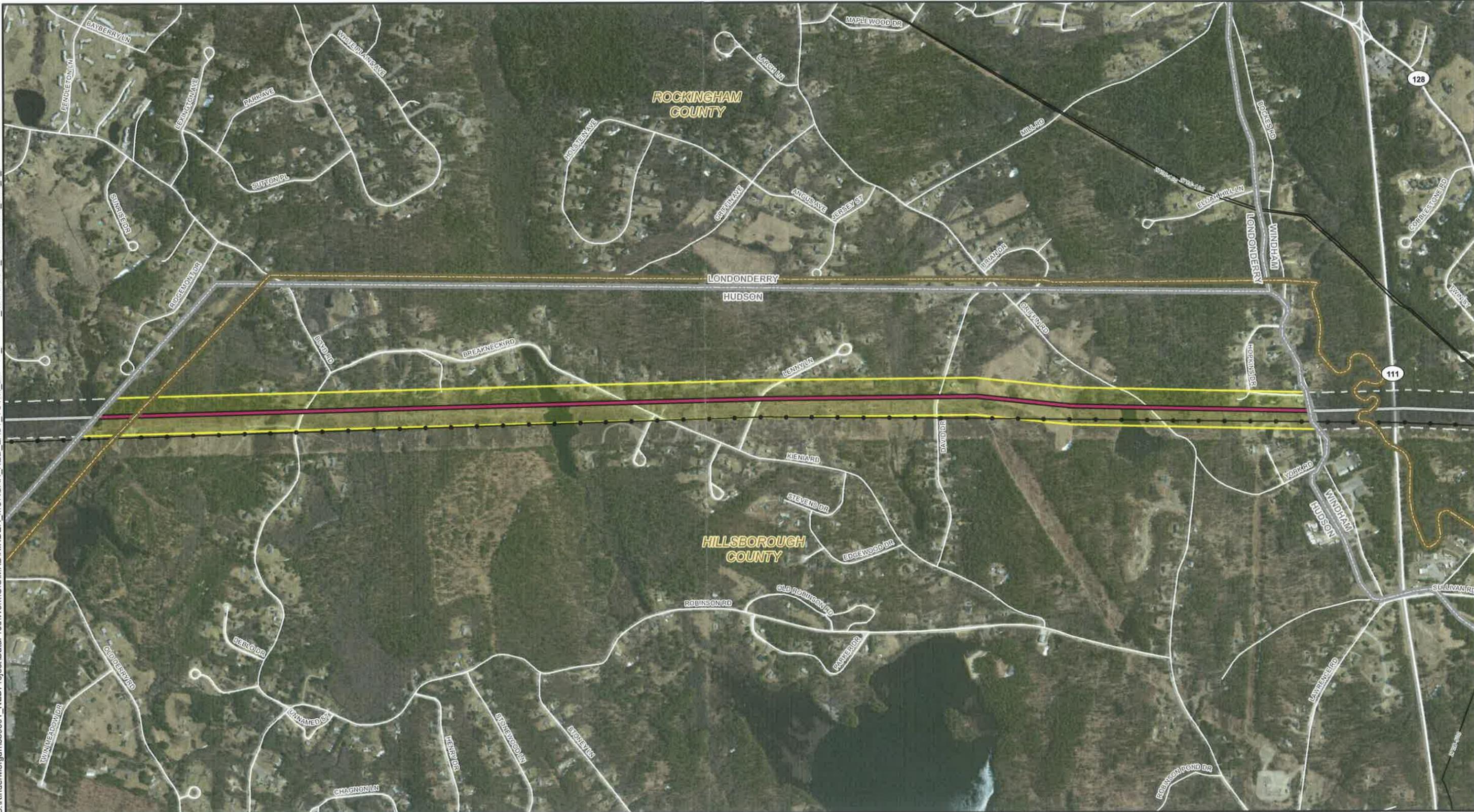
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NED EAST POWERLINE CO-LOCATION	STUDY CORRIDOR (400FT)
NED EAST POWERLINE CO-LOCATION OUTSIDE TOWN LIMITS	STUDY CORRIDOR - OUTSIDE TOWN LIMITS (400FT)
EXISTING TGP PIPELINE	MUNICIPAL BOUNDARY
CENTER EXISTING POWERLINE	COUNTY BOUNDARY
ROAD CENTERLINE	

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TENNESSEE GAS PIPELINE COMPANY, L.L.C. NORTHEAST ENERGY DIRECT PROJECT

HUDSON, NEW HAMPSHIRE HILLSBOROUGH COUNTY

ABSOLUTE SCALE:
1:12,000

REFERENCE SCALE:
1 IN = 1,000 FEET

Tennessee Gas Pipeline Company, L.L.C.
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