



TOWN OF HUDSON

Conservation Commission



Randy Brownrigg, Chairman

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SPECIAL WETLANDS CONDITIONAL USE PERMIT SITE VISIT MEETING AGENDA JUNE 13, 2020

The Town of Hudson Conservation Commission will hold a meeting on **June 13, 2020** at 9 AM at the Green Meadow Golf Course, 59 Steele Road, regarding the proposed Hudson Logistics Center.

- I. CALL TO ORDER BY CHAIRPERSON AT 9:00 A.M.
- II. ROLL CALL
- III. SITE WALK

- A. Hudson Logistics Center: Subdivision, Site Plan and Conditional Use Permit Applications
SB #11-20, SP #04-20, CU #02-20
43 & 59 Steele Road
Map 234/Lots 5, 34 & 35, Map 239/Lot 1

This site walk is a public meeting and the public is welcome to attend. Please note, however, that there will be no deliberation, nor public input during this meeting. This is a “fact-finding” meeting with the purpose of observing the site with informational guidance provided by the applicant.

The following is a list of instructions and itinerary for the Site Visit to be held on the grounds of the Green Meadow Golf Course scheduled for Saturday, June 13, 2020 at 9:00 AM. Knowing that the time of the Town of Hudson Planning Board, Conservation Commission, Town staff and the public is valuable, we have prepared these instructions so that the site visit can run as efficiently as possible. Please plan for a site visit that will extend for no more than 3 hours, given the area of the property to be covered, and please plan and dress accordingly.

Check-In – It is recommended to arrive at the site by 8:30 AM so that we can make sure participants are signed in, and for those using golf carts, to be sure you are ready to **depart at 9:00 AM sharp**. Please follow the posted signs on Steele Road which state “Site Visit” to the grassed parking area.

COVID-19 Precautions

Those participating in this public meeting will be required to abide by social-distancing protocol, including the use of face masks when unable to be socially distant. Hand sanitizer will be provided by the Town at Check-In. Additional precaution relative to golf cart usage is discussed below.

Parking & Golf Carts

- A parking area and golf cart area have been reserved.
- An attendant will direct people as to where to park.
- Golf carts are reserved for Town officials, and for others on a first come, first served, basis. There are 48 carts reserved.
- COVID restrictions allow for double occupancy for golf carts, or family members living in the same house sharing a cart is permitted. Non-household members riding in the same

cart should wear cloth face coverings over nose and mouth when riding in the cart and within 6 feet of each other.

- A liability waiver will be required to be signed if you plan to operate/use a golf cart.
- At the conclusion of the Site Visit, please work with the attendant to park the golf carts in the appropriate designated area.

Handouts

- A set of materials have been prepared to identify the areas to be visited, as further described below.
- Please make sure you obtain a copy of the handouts as they will be referred to through the Site Visit.
- These materials will be available at Check-In.

Site Visit Overview

- At the commencement of the Site Visit, a Town of Hudson official will announce the ground rules for the meeting since this site visit constitutes a meeting of both the Planning Board and Conservation Commission.
- It will be impractical to conduct a site visit for the entire course while at the same time, maintaining existing golf operations, so portions of the golf course will be shut down temporarily to enable participants to safely visit a total of 7 key stop areas. These site view areas are described below.
- The tour will be led by a representative of the owner's team, and comments will be made by representatives of the Hillwood Project Team at certain stops throughout the Site Visit.

Site Visit Stops

The following are the scheduled stops on the Site Walk. At the Town's discretion, additional stops along this route may be made.

Stop #1 - Parking Area (located approximately in the middle of proposed Building C)

Stop #2 - Pond Area (depiction of 250 foot Shoreland Area Buffer along Merrimack River)

Stop #3 - Riverfront (along Merrimack River)

Stop #4 - Common boundary of Golf Course at 33 Fairway Drive (residential lot orientation)

Stop #5 - Area of Muldoon Drive Extension

Stop #6 - Limit Brook Viewing Area

Stop #7 - Proposed Cul-de-Sac Area

Return to Stop #1

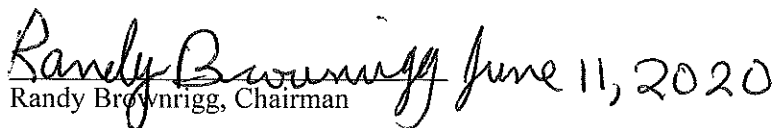
The following are optional stops which are not a part of the formal Site Walk, and golf carts cannot be used. As such, personal vehicles must be used:

Stop #8 - Wal-Mart Boulevard (end of Sam's Club access road)

Stop #9 - Fairway Drive and Eagle Drive

I. Adjournment

All plans and applications are available for review by request.


Randy Brownrigg, Chairman