



TOWN OF HUDSON

Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

TO: Conservation Commission

FROM: Elvis Dhima, P.E., Town Engineer

DATE: May 2, 2020

RE: Hudson Logistic Center – Additional Public Input 3.0

My name is Kathleen Leary and I live at 8 Par Lane in Hudson, NH. My phone number is 603-566-7835. I am writing regarding the Conditional Use Permit Application filed by Hillwood.

I wish my comments to be added to the meeting packet and official record.

I wish to express my deep concern over this massive 2.7 million square feet (over 120 million cubic feet) project proposed by Hillwood. I hope to be at the meeting and/or call in as well.

A project this size will impact existing wetlands and cause huge disturbances to the land and property. Just the 35 foot difference in elevation from one end of Fairway Drive to the other will necessitate large-scale excavation and land movement. The project driveway turnaround sits right in the middle of a wetland area. The secondary road has a bridge crossing over waterways.

This excavation and subsequent use of the property will surely result in severe water runoff on the property itself and to the neighboring residential homes, many of which must utilize sump pumps in the cellars now. Where will all this extra water go. It could result in too much water flowing into existing wetland areas and not enough to other wetland areas; either case can ruin or starve existing wetlands.

Water runoff will pick up oil, fuel and debris from the parking lots and truck areas which can spill over into the wetlands, the Merrimack River or the Limit Brook. Will it impact neighboring septic systems? This pollution is unacceptable.

Air quality will also be negatively impacted by the particulates and fumes from the diesel trucks, employee cars and the facility itself. These particulates and soot will also end up in the soil, the river, brook, wetlands and wells. These fumes and particulates will carry

throughout south Hudson and even across the river to Nashua. Is Nashua aware of this project and its impact on Nashua? Again, this pollution is unacceptable.

The project will also have a severe impact on existing wildlife.

These concerns impact not just adjoining neighborhoods and other businesses in the area, but all of Hudson as well as surrounding towns and Nashua.

The Conservation Commission should recommend against this Conditional Use permit.

Regards,

Kathleen Leary
8 Par Lane
Hudson, NH 03051

To Conservation Commission and others,

This is to show my concerns for the impact caused by the Hudson Logistic Center development.

1. Water/air pollution: according to Hudson Wetland Conservation District code 334-33 A, it should "prevent the development of structures and certain land uses in wetland areas and their adjacent buffer zones that could contribute to the pollution, degradation or impairment of surface water and groundwater resources." From Hillwood's presentation, I get an impression that while they say that they are keeping much of their green space, they are actually using all the land that is not wetland, which they can't build, to be built as the massive parking lots for hundreds (potentially thousands) of distribution trucks and thousands of employee cars and the three gigantic distribution centers. I don't see where they can properly drain the water or plow the snow without having the water run off into the nearby wetland. The exhaust and oil from the trucks and cars could badly contaminate the water and thus badly pollute the wetland environment, animals, and ecosystem. I'm also worried that if our town's limited water processing resources are able to handle the polluted water going into our town's waste water system.

2. Wildlife: according to Hudson Wetland Conservation District code 334-33 E, it should "protect wildlife habitats, maintain ecological balance and enhance ecological values such as those cited in RSA 482-A:1." Even if like what Hillwood said that they are only altering small area of wetland, they are constructing and operating a massive distribution centers right next to the wetland areas. The noise these produce and the bad quality of air these cause, I can imagine many wildlife will be forced to move or even die or get weakened.

3. Impact on Limit brook: according to Hudson Wetland Conservation District code 334-33 I, it should "prevent damage to structures and abutting properties caused by inappropriate development in wetland areas." I share the worries of my neighbors whose

property is next to the Limit brook. The possible excessive water runoff due to the large area covered by cement right next to the wetland may cause further erosion of their property due to Limit brook.

Please consider all these areas of concerns. Some of these things can't be avoided even if they use the so-called best management practices (BMP) because what Hillwood wants to build is simply too massive to be put in in this area.

Regards,
Mu-Jane

Conservation Committee and all other town officials,

This is Karen Nevin, 3 Eagle Drive, Hudson, NH and my husband and I have lived here since 1985.

Please put me on the call listing to speak at the Conservation Committee meeting on June 2nd. I can be reached at 603-759-2564.

My preference is to attend in person however I have been told that the capacity for this location is limited and that approx. 25 people could not attend the Planning Board meeting on May 27th. If the Town of Hudson wants to continue to have meetings regarding Hillwood and the Logistics Center they need to find a larger venue for these meetings going forward. For instance Alvirne High School Gym where chairs can be spread on the floor and any overflow can sit in the bleachers spread 6 ft apart due to COVID-19.

I also want to be clear we are not in favor of the mega project which proposes approx. 2.5 million square footage.

The developer is fast tracking this project and we literally just found out about this project less than a month ago. Since we are so close and living on top of such an enormous project I would have thought that we would have been advised way back when. How long has the town known about this project? My guess it has been well over a year. Sad to think our town officials are keeping this from the residence. The Town should be letting the residence know about huge endeavors such at this. THIS IS LIFE CHANGING for all of Hudson as well as people that come to our town to shop and visit.

There are several concerns that again, will impact our lives forever and the lives of our children.

Access roads to this project will severely impact the wetlands and wide life. This is a fact!

I respectfully ask the Conservation Commission to also consider the following during their review:

1. Water run off from this project is in the vicinity of 93 million gallons per year (based on 45 inches of precipitation) which will include diesel fuel, oil, salt, anti freeze, etc. next to the Merrimack River and Limit Brook. Killing and destroying the existing wild life.
2. Wild life in the area is amazing. Bird's, Herons, Geese, Duck's, Deer's, Turkey's, Rabbit's, Turtle's, Frog's, Fox, Fisher Cat's (of many species) just to name a few. This will forever change their lives and likely kill them in the process.
3. Light pollution will impact the wild life as well as residence of Hudson. No more going out at night to see the beautiful sky and moon. With all the lighting it will be day all day long for the residence in South Hudson and those in the Nashua area. Sad to think about.
4. Air pollution from all the trucks, vans and additional cars going in and out of this facility. This will impact the wild life as well as the residence of Hudson. Health concerns are a huge factor.
5. Noise pollution from construction to operation and on and on for years to come. The area is very quite and what we love to hear is the constant birds tweeting which will forever be gone. The wild life will not stick around and attempt to find another home.
6. Truck drivers have restrictions on how many hours they are allowed to drive. Will trucks be parked overnight at the facility with the engine running creating additional noise. Hours of operation need to be considered and not be a 24-7 operation. If truck drivers will be laying over for the mandatory rest period there will be other potential issues such as drugs, prostitution and other crimes related to similar truck stops and where truck drivers layover. All of this will be in our back yard.
7. Sewer and Water impact. Hudson already has in place a restriction on when residence can water their lawns and the Hillwood project has not started. Does this mean we will next be asked to only take showers and baths every other day or if such a shortage once a week. I believe that some residence in south Hudson have low water pressure now. Again, this will impact the residence of Hudson and our lives forever.
8. Access to the project. Since the project is right off the Sagamore Bridge then consideration should be to put entrance and exit ramps directly off the bridge for traffic and all the tractor trailer trucks. This is clearly a better option to having all traffic on Lowell Road. That will be a nightmare.

During your review please keep reminding yourself of the fact that this is a massive project and should be treated as such. When the Pheasant Lane Mall project was in the proposal stage it was not fast tracked through various commissions and board reviews and the Town of Hudson should do the same.

I would imagine that a project this massive requires the State of New Hampshire to get involved especially the impact it will have on the roadways and the Merrimack River.

This project not only impacts Hudson but all the surrounding cities and towns as well as visitors to our beautiful town.

Hillwood needs to consider moving to another location that is off the highway on farm land.

Many residence in South Hudson area are 60+ and have pre-existing conditions let alone what they will end up with breathing in the fumes from all the tractor trailer trucks and additional cars going in and out of this location. CANCER is a killer.

It is time for the town officials to protect us.

Regards,
Karen Nevin

To whom it may concern;

We have resided at 25 Fairway Drive since 1982 and have been privileged to enjoy the flora and fauna that have flourished along the Merrimac River and wetlands located on the Green Meadow Golf Course. When we first moved into our home, the River was considered a class C water body resulting from discharges and ground contaminants from industrial and private properties located along the River banks. The state and surrounding towns worked tirelessly to improve the quality of the water and were, eventually, able to clean up the river to reclassify it to a Class B which meant it was suitable for fishing and recreational use. Now countless species of fish and other water inhabitants thrive in this beautiful river. Many birds and animals have populated the golf course, streams and ponds all of which have contributed to their abundant numbers and variety of species. We have been privileged to see fox, deer, owls, eagles, blue heron, coyote, fisher cat, beaver, endangered cotton tail rabbits, gopher, turtles, bluebirds and many other species of birds thriving and living on the golf course and along the river. The river now supports salmon and other fresh water fish that could not survive in a class C body of water.

If this industrial development is approved as presented, we fear it will result in irreversible damage to the health of the river and wetlands and the wildlife it supports. Runoff from construction and operations at this enormous development will alter the terrain and will result in excessive, toxic runoff that will have disastrous ecological effects.

While this letter primarily expresses our concerns regarding ecological land/water issues, we wish to address air quality concerns. In an effort to avoid redundancy and in appreciation of your time, we will not go into detail here but wish to go on record in

support of others who have expressed concerns regarding hazardous environmental air pollutants that will endanger the health of Hudson's residents for generations to come.

Thank-you for taking the time to read and listen to our concerns.

Sincerely,
Charles and Lynn Ashworth
25 Fairway Drive
Hudson, NH

Please add this document to the information packet for the Conservation Board Meeting scheduled for

Tuesday June 2 , 2020 at 7 pm.

We have been residents of our beautiful home in Hudson since 1986. We have enjoyed and been so proud of how our Town of Hudson has developed and thrived with good decisions made by our town officials and its citizens.

We wish to state clearly that we completely do not approve of this proposed project at the Green Meadow Golf Course.

The damaging results to all the surrounds area are so vast and we will briefly state our case opposing it. Please consider our comments very seriously during this process.

The damage to the wetlands and wildlife by this industrial development will be irreversible to the rivers and surrounding areas and the ecological life it supports

The initial construction project will add run off toxins to the land and any water supplies that surround this area. How do we turn that back once done?

We mention damage to water and land areas, but we also need to consider the air quality and noise pollution

In previous years. we lived thru the "Green Cloud" from W R Grace and the Tannery poisoning the river. We cannot afford to repeat these type of events in our beautiful Town of Hudson and to the river areas

We implore you to think of all future generations of our children and grandchildren and how this will change the legacy that we leave them.

Thank you for your consideration of our thoughts.

Kathy and Steve Martinek
4 Birdie Lane
Hudson, NH

Dear Mr Dhima,

I would like to extend several questions to the meeting for tomorrow Tuesday, June 2nd

I will attempt to join the meeting (remotely) but have possible conflict with schedules particularly at the beginning of the meeting. While I hope to be able to ask these in live, I submit them in advance if I am unable to attend due to scheduling conflict.

#1. Given the rough numbers provided of greater than 200 plus tractor trailers, plus addition local delivery box trucks utilizing this facility, what procedures, response mechanisms and equipment are proposed to minimize damage when a fuel or oil leak (as examples) occurs?

#1a. What party is responsible for implementing AND maintaining these procedures and equipment, the developer, the tenant or the town?

It would seem a foregone conclusion given that at some point there would be a significant leak, and in general a low level, but constant, influx of oils into the local environment I see this as a significant concern.

#2. While I assume the meeting will discuss how much wetlands will be developed/ modified, how and where will the town recover this lost area? I am not an expert but assuming the town would want to balance the areas lost. This lost area, and the development as a whole, will certainly have negative impact on local species such as Bald Eagles frequenting and living in the general area.

#3. How will run-off of salt/sand impact remaining wetland areas and habitats?
Presumably responsibility for town maintained road extensions for this project will fall to the town - in particular in those areas where the town maintained roads or extensions pass through these wetlands. Will the town taxpayers be paying for mitigation plans or equipment to minimize these concerns?

#3a. For areas maintained by the developer, what plans are proposed and how will the town monitor these plans and procedures?

Respectfully
Bill Kallgren
11 Winslow Farm Rd

Hudson NH
Tel 603-660-6304

Regarding the proposed Hudson Logistics Center

To Conservation Commission Members,

Prior to any vote or recommendations made regarding the project known as the Hudson Logistics Center please read and consider my opinions below.

I have been a homeowner raising my family on Fairway Drive for 14 years, and have lived elsewhere in town for several years prior to this.

The property is listed as 374 acres, of which 230 acres are to be retained as open space. This is a good thing for everyone. What is remarkable is the balance of 144 acres that will be turned into warehouse and pavement. While I do not know the amount of pavement and built space that currently exist, it is certainly far less than what is planned.

Green Space versus Development

Developing this amount of land will have a deleterious effect on all things flora & fauna. Inverting the current ratio of greenery versus industry just turns this property into a large net polluter. More pavement and warehouse space greatly increase the solar absorption footprint.

No solar arrays have been mentioned, so there is another missed opportunity and an increase in the drain on our local power grid.

Carbon Output Effects

The traffic increase, which will be large diesel trucks, will obviously vastly increase the amount of pollutants. This will be the largest facility in the state, and will have the ability to handle nearly a thousand trucks DAILY. This is not the initial traffic estimate, but nothing will alter the course of the inevitable, total future impact after the project breaks ground. Hopefully the effects of idling, both on property and in gridlock, are obvious.

With CO, CO2 and Climate Change awareness and prevention gaining more and more traction, this facility is an ironic step backward.

Contamination

Wetlands are one of the most important habitats on the planet. Currently there is little risk of contamination to any of the local waterways and wetlands. Placing a facility like this will change that, and as a person that enjoys the local wildlife this really irritates me. The Merrimack River will inevitably pay the price for any errors! The wetlands are on property will share that burden with disastrous effects.

Wildlife

One of the things I like most about this state is being close to and experiencing what nature has to offer. The amount of activity of local creatures is on the increase in recent years. There are many species my family enjoys seeing, but most notably I never thought I would see Bald Eagles flying over home, but I did. There were two adults and three youngsters. I fear that this facility will prevent that from happening again.

RSA 36-A:2 defines the purpose of the commission “for the proper utilization and protection of the natural resources and for the protection of watershed resources of said city or town.”

Recommendation of approval for this project forfeits this and the surrounding area and contradicts the stated purpose of the commission.

Regards,

Phillip G. Volk
15 Fairway Drive
Hudson, NH