

FRIARS DRIVE INDUSTRIAL FACILITY

5 WAY REALTY TRUST SITE PLAN

SITE PLAN APPLICATION #10-21

STAFF REPORT

September 22, 2021

SITE: 161 Lowell Road; Map 209 Lot 001-000

ZONING: General (G), Industrial (I)*

*All proposed work is within the G zone.

PURPOSE OF PLANS: Site Plan for a 504,000 square foot warehouse building.

PLANS UNDER REVIEW:

Site Plan, Friars Drive, Parcel 209-001-000, @ Sagamore Industrial Park, Hudson, New Hampshire; prepared by the Dubay Group, Inc., 136 Harvey Rd, Bldg B101, Londonderry, NH 03053; prepared for owners: GFI Partners / Lowell Road Property Owner, LLC, 133 Pearl Street #300, Boston, MA 02110 & 5 Way Realty Trust (Peter Home, Trustee) PO Box 1435, N. Hampton, NH 03862; consisting of 100 sheets (including proposed elevations prepared by aF+S), with general notes 1-10 on Sheet 4; dated August 3, 2021.

ATTACHMENTS:

- A. Peer Review Comments, by Fuss & O'Neill, dated August 27, 2021
- B. Department Comments
- C. Traffic Impact and Access Study, prepared by TF Moran; prepared for GFI Partners, received September 7, 2021.

APPLICATION TRACKING:

- August 3, 2021 – Application received.
- September 7, 2021 - Traffic Impact and Access Study received.
- September 22, 2021 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The existing lot is densely wooded almost in its entirety, except for an area along Friars Drive that was cleared for road and utilities work, and the area underneath the powerline easement along the Merrimack River. Third Brook cuts across the western part of the lot and flows into the Merrimack River, separating the riverfront portion of the lot from the rest of the lot.

The applicant's wetland scientist delineated wetland along the Third Brook and the applicant's land surveyor identified several areas of steep slope across the lot. The wetland and steep slope areas are shown on the submitted plan set.

The lot is located within the Sagamore Industrial Park. The applicant is proposing a new 504,000-SF industrial facility, planned and designed to attract local and industrial users including but not limited to warehouse distribution, light industrial, and light manufacturing. The facility will be serviced by a driveway off of Friars Drive.

STAFF COMMENTS

- 1. Use (§ 334-21):** The application narrative states the proposed facility "is planned and designed to attract local and regional industrial users including but not limited to warehouse distribution, light industrial, and light manufacturing."

Wholesale, warehouse, self-storage mini-warehouse, or distribution facility; includes parking of recreational vehicles, buses and/or boats (E.8*) Manufacturing (E.6*), as well as any Retail sale of products manufactured on the premises (E.7*), are all permitted in the General (G) and Industrial (I) zones.

Staff recommends further clarification of the proposed use. Additionally, staff has suggested to the Applicant, GFI Partners, present similar developments in their portfolio for the Board's understanding of implementation and operation.

- 2. Dimensional Requirements (§ 334-27):** The submitted site plan conforms to all dimensional requirements within the Zoning Ordinance.
- 3. Additional Setback to Residential Use [§ 276-11.1:B(12)(a)]:** Requirement met – 200' buffer from the residential property line to any improved part of the industrial development.
- 4. Open Space Requirement [§ 276-11.1:B.24(b)]:** Requirement met – with the lot located within the area bounded by the Merrimack River, 35% open space is required. The plan shows an open space area of 64%.
- 5. Off-Street Parking (§ 275-6:D):**
 - a. Parking Calculation [§ 275-8:C(2)]:** Per § 275-8:C(2)(g), for industrial use, one space for each 600 square feet of gross floor space or 0.75 space per employee of the combined employment of the two largest successive shifts, whichever is larger. 840 spaces would be required for the proposed 504,000-s.f. industrial building.

The applicant is proposing 362 parking spaces, including 12 ADA spaces. A note at the center of Sheet 36 states:

362 spaces provided which are fully adequate and consistent for warehouse use per typical industry functionality.

The approval by the planning board reduces impervious areas and is allowed to be reduced in accordance with 275.8.C.2.

Parking is also flexibly cross-managed by owner between tenants.

Total employees typically accommodated per 275.8.C.2.G is 0.75 spaces per employee of the combined employment of the two largest successive shifts = $3 \times (362 / 0.75) / 2 = 724$ employees or 241 employees per shift.

§ 275-8:C(2) allows the Planning Board to vary parking requirements if the applicant can demonstrate that fewer spaces than required are consistent with the proposed use. Staff recommends the Board to evaluate whether the applicant has demonstrated that 362 parking spaces are adequate for the proposed development.

- 6. **Plan Notes:** In addition to the ordinary plan notes that are not currently provided, the following are also suggested to be added:
 - a. All signs are subject to approval by the Zoning Administrator prior to installation.
 - b. Hours of operation
 - c. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
 - d. Sheet 11 – Site Specific Soils Plan is missing from the submittal.
- 7. **Landscape & Buffering:** The Applicant has provided a Landscape Overview Plan on Sheet 26, showing a spectrum of landscape treatment between the proposed building and the property lines. The spectrum includes the retention of existing trees around the site. This is discussed further in Item #8 below.

Site Sections are provided on Sheet 37, showing five (5) cross sections that illustrate sight lines from abutting properties. The location of each section line can be found as follows:

Site Section	Sheet
A	34
B	32
C	31
D	30
E	29

- 8. **Site Walk:** Staff highly recommends that the Planning Board conduct a site walk for this application. Further, Staff recommends that the Applicant stake out the areas corresponding to the Landscape Overview Plan so that the Board may observe the proposed tree line/vegetation to be retained.
- 9. **Noise Study** – Staff recommends that the Board require a noise study as part of this application.

10. Other Departments – See **Attachment B** for staff comments from other Town departments.

PEER REVIEW COMMENTS & APPLICANT’S RESPONSE

See **Attachment A** for the Town’s peer review comments after the first-round review of the plan set. Several comments require the Applicant’s attention:

1. Outdoor dumpsters/solid waste disposal not shown – Applicant should clarify.
2. Proposed grading not shown for some areas.
3. Several engineering details that need to be provided and reviewed prior to consideration of approval.
4. Conformance of the building height has not yet been satisfactorily demonstrated to the peer reviewer.

Under item c.7, the peer reviewer identifies an area they believe to require a conditional use permit. However, Staff has verified the grading proposed in the submitted site plan was part of the CUP application previously approved by the Planning Board (CUP# 01-21 Friars Dr Utilities Connection).

The Traffic Impact and Access Study (Attachment C) and the Stormwater Management report are currently under review.

DRAFT MOTIONS

ACCEPT the site plan application:

I move to accept the site plan application #10-21, for the Friars Drive Industrial Facility at 161 Lowell Road; Map 209 Lot 001-000.

Motion by: _____ Second: _____ Carried/Failed: _____

To GRANT a waiver:

I move to grant a waiver from § 275-8:C(2)(g), to allow for a reduction in required parking spaces, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion by: _____ Second: _____ Carried/Failed: _____

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the site plan application #10-21 for the Friars Drive Industrial Facility at 161 Lowell Road; Map 209 Lot 001-000 to date certain, _____, 2021.

Motion by: _____ Second: _____ Carried/Failed: _____