

FRIARS DRIVE INDUSTRIAL FACILITY

5 WAY REALTY TRUST SITE PLAN

SITE PLAN APPLICATION #10-21

STAFF REPORT #2

(Please refer to September 22, 2021 report #1 for earlier comments)

October 20, 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 Dubai 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 Horne, 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, last revised October 5, 2021.

ATTACHMENTS:

- A. Peer Review Comments on Traffic Impact and Access Study, by Fuss & O'Neill, dated September 21, 2021.
- B. Applicant's Response to Peer Review Traffic Comments, by TF Moran, dated October 6, 2021.
- C. Public Input received September 15, 2021 to October 12, 2021.
- D. NHDES Alteration of Terrain / Stormwater Management Report, prepared by The Dubai Group, Inc.; prepared for Lowell Road Property Owner, LLC, dated & received September 28, 2021. (Provided Digitally)
- E. Revised Traffic Impact and Access Study (Provided Digitally)

APPLICATION TRACKING:

- August 3, 2021 – Application received.
- September 7, 2021 - Traffic Impact and Access Study received.
- September 22, 2021 – Public hearing deferred to October 20, 2021.
- September 28, 2021 – Alteration of Terrain/Stormwater Management Report received.
- October 20, 2021 – Public hearing scheduled.

ADDITIONAL COMMENTS:

PEER REVIEW COMMENTS & APPLICANT’S RESPONSE

1. **Traffic Review:** See **Attachment A** for the Town’s peer review comments on the Traffic Impact and Access Study (**part of September 22, 2021 packet**) submitted by the applicant. Aside from noting several necessary but minor fixes and clarifications, the Peer Reviewer found the Traffic Study employs reasonable procedures and concurred with its conclusion – under the scenario provided, which include the currently proposed traffic mitigation, the proposed development will create minimal observable impacts on traffic operations. The Peer Review also concluded that the proposed development should not be responsible to propose further traffic mitigation beyond what is currently proposed.

The applicant’s traffic engineer responded to the peer review traffic comments (see **Attachment B**), noting the required fixes had been made and providing the required clarifications.

2. **Stormwater Review:** The NHDES Alteration of Terrain / Stormwater Management Report (**Attachment D**) is currently under the Peer Reviewer’s 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: _____