

FRIARS DRIVE INDUSTRIAL FACILITY

5 WAY REALTY TRUST SITE PLAN

SITE PLAN APPLICATION #10-21

STAFF REPORT #5

(Please refer to 9/22/21, 10/20/21, 11/10/21 & 12/15/21 reports for earlier comments)

January 26, 2022

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

ZONING: General (G), Industrial (I): all site work proposed in Industrial 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 97 sheets (including proposed elevations prepared by aF+S), with general notes 1-10 on Sheet 4; dated August 3, 2021, last revised January 11, 2022.

ATTACHMENTS:

- A. Peer Review of Zoning & Regulations Letter #3 prepared for Town, Fuss & O'Neill, dated December 21, 2021
- B. Applicant response to Attachment A prepared for Applicant, Dubai Group, dated January 11, 2022.
- C. Peer Review of Zoning & Regulations Letter #4 prepared for Town, Fuss & O'Neill, dated January 19, 2022.
- D. Peer Review of Revised Sound Study dated 12/2/21, prepared for Town, HMMH, dated January 19, 2022.
- E. Revised Sound Study, Tech Environmental, dated December 22, 2021.
- F. Final Peer Review of Revised Sound Study dated 12/22/21, prepared for Town, HMMH, dated January 10, 2022.
- G. Revised Right Turn Lane design, TF Moran, dated January 4, 2022.
- H. Public Input received January 5 through January 18, 2022
- I. CAP Fee Worksheet
- J. NHDES Alteration of Terrain Permit Application, Dubai Group, revised November 23, 2021. [provided digitally only]

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 – Application accepted, Public hearing held, continued to November 10, 2021.
- November 6, 2021 – Site Walk conducted
- November 10, 2021 – Deferred to December 15, 2021
- December 15, 2021 – Public hearing held, waiver granted for reduction in parking spaces, continued to January 26, 2022.
- January 5, 2022 – Town Planner & Applicant met with Fox Hollow Board to discuss screening.
- January 26, 2022 – Public hearing scheduled.

COMMENTS

SITE & CIVIL

As noted in **Attachment B**, the Applicant revised their plan once more to address the remaining Peer Review Comments (see **Attachment A**), adding typical locations of construction equipment storage and dumpster units and providing inlet protection for the existing catch basins near the stabilized construction entrance. These items are added to the erosion control plan as well.

Moreover, the Applicant updated the project fencing detailing and locations based on input received from the Fox Hollow condo board – providing an eight foot dark green vinyl coated CLF with privacy slats essentially along the property line. The placement of the fence will have a 10-foot range to jog around trees rather than need to clear them. Any coordinated openings to accommodate wildlife will be determined by NH Fish & Game Department and NHDES.

Lastly, the revised plan also includes protective covenant as coordinated with the Town, as well as signage to direct trucks to a right turn out of the site as well as No Truck Idling signage.

At meetings and in some public input (**Attachment H**), some have asked to restrict southbound truck traffic to be prohibited from turning right onto Friars Drive off of Lowell Road. Staff does not recommend this. Such a prohibition would only serve to keep more trucks on Lowell Road for a longer period of time. The trucks are closest to residents when passing by Fox Hollow on Lowell Road. The entrance to Friars Drive is nearly 1,000 feet from the closest Fox Hollow unit. Additionally, the right turn (deceleration) lane will allow southbound traffic to continue uninterrupted as vehicles turn onto Friars Drive (**Attachment G**).

The right turn lane is an off-site improvement was designed at the request of the Town. This was originally anticipated during the application for multi-family development that completed the planned extension of Friars Drive. This turn lane accommodates traffic seeking access to the proposed industrial development as well as other sites on Friars Drive and Executive Drive. The turn lane will: get traffic off of Lowell Road sooner; allow Lowell Road traffic to flow uninterrupted while vehicles turn onto Friars Drive, and; provide additional safety as southbound traffic goes over the hump that sits just north of Friars Drive. The construction details of this lane will be finalized with the Engineering and Public Works departments.

SOUND

The Peer Reviewer reviewed and found the latest revision of the Sound Study prepared by the Applicant's consultant, Tech Environmental, has demonstrated compliance with the Town's noise ordinance and had no further comments. See **Attachment C** for details.

RECOMMENDATIONS

With all Peer Review comments addressed and Sound Study concluded, Staff finds the site plan application ready for the Board's final decision if no new issues are raised.

DRAFT MOTIONS

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, _____.

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

[DRAFT MOTION TO APPROVE IS ON THE FOLLOWING PAGE]

APPROVE the site plan application:

I move to approve 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 97 sheets (including proposed elevations prepared by aF+S), with general notes 1-10 on Sheet 4; dated August 3, 2021, last revised January 11, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan and the protective covenants.
2. All improvements shown on the Plan, including notes 1-10 on Sheet 4, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. Prior to the issuance of a final certificate of occupancy, a L/LIS/Certified "as-built" site plan shall be provided to the Town of Hudson Land Use Development, confirming that the site conforms to the Plan approved by the Planning Board.
4. A cost allocation procedure (CAP) amount of \$357,840.00 shall be paid prior to the issuance of a Certificate of Occupancy.
5. Applicant shall provide in depth detail of the right-turn slip lane that exits Lowell Road onto Friars Drive including soil testing and cross section of the slip lane, which will be subject to final approval by Engineering & Public Works Department. The design and construction of this off-site improvement will be completed at the expense of the applicant or the applicant's assigns. This work shall be completed prior to issuance of a certificate of occupancy.
6. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
7. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
8. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
9. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

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