

FRIARS DRIVE INDUSTRIAL FACILITY

5 WAY REALTY TRUST SITE PLAN

SITE PLAN APPLICATION #10-21

STAFF REPORT #7

**(Please refer to 9/22/21, 10/20/21, 11/10/21, 12/15/21, 01/26/22,
& 03/09/22 reports for earlier comments)**

March 23, 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. Property Value Impact Study Peer Review Memorandum by Camoin Associates, "Re: Peer Review of Friar's Drive Property Value Impact Analyses", dated March 7, 2022. (Hard copy provided at March 9, 2022 meeting)
- B. CAP Fee Worksheet.

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 held, continued to March 9, 2022.
- March 9, 2022 – Public hearing held, continued to March 23, 2022.
- March 23, 2022 – Public hearing scheduled.

COMMENTS:

PEER REVIEW

Previous staff reports have included peer reviews of engineering, regulatory compliance, traffic, and sound. Each of these found the application to be in compliance.

PROPERTY VALUE IMPACT STUDY

At the January 26, 2022 meeting on this application, the Board requested the Applicant conduct a study on the impact of the proposed industrial warehouse development on surrounding residential property values. Consequently, the Applicant submitted two property value impact studies (both were provided in the March 9 meeting packet). Both reports find no evidence that this proposal will have a detrimental effect on abutting property values.

Camoin Associates peer-reviewed these two reports and provided a memorandum of findings (**Attachment A**), stating that there is compelling evidence that the proposed facility is not likely to have a negative impact; however, the main critique was the limited discussion of impacts of noise, light, and traffic – all of which were peer-reviewed separately and found compliant. Camoin did not incorporate the previous peer review studies into their review.

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 ON 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, an LLS Certified "as-built" site plan shall be provided to the Town of Hudson Land Use Division, 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. A note shall be added to the plan stating: "There shall be no overnight occupancy of trucks on site. Vehicle idling shall comply with the requirements of Env-A 1100, as amended."
7. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
8. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
9. 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.
10. 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: _____