



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: MAY 27, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Jordan Ulery Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charlie Brackett Member <u> X </u> (Virtual)
Dillon Dumont Member <u> X </u>	Ed Van der Veen Member <u> X </u>	Elliott Veloso Alternate <u> X </u>	Roger Coutu Select. Rep <u> X </u>
Marilyn McGrath Alt. Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>	George Hall Alternate <u> X </u>	William Cole Alternate <u> X </u>



- I. CALL TO ORDER BY CHAIRPERSON AT 7:07P.M.
- II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Due to COVID-19, Mr. Brackett attended the meeting virtually from home.

IV. SEATING OF ALTERNATES

None.

V. NEW BUSINESS

- A. Hudson Logistics Center Subdivision Lowell & Steele Road
SB# 11-20 Map 234/Lots 5, 34 & 35, Map 239/Lot 1

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. Application Acceptance & Hearing.

- B. Hudson Logistics Center Site Plan Lowell & Steele Road
SP# 04-20 Map 234/Lots 5, 34 & 35, Map 239/Lot 1

Purpose of plan: to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Application Acceptance & Hearing.

C. Hudson Logistics Center Conditional Use Permit Lowell & Steel Road
CU# 02-20 Map 234/Lots 5, 34 & 35, Map 239/Lot 1

Purpose of plan: to propose commercial development consisting of three (3) new distribution and logistics buildings and associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Application Acceptance & Hearing.

Prior to deciding whether or not to accept jurisdiction over the application, Town Counsel recommends the Board first address the following waiver request:

1. §276-6 Table 1 – Fees. Due to the amount of the application fee (\$220,066.90), the applicant is requesting to pay the fee in three (3) installments, the first of which has been submitted.

Mr. Ulery moved to grant a waiver from §276-6 table 1 – Fees, 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 and in accordance with the following stipulation:

- The Applicant shall be permitted to pay the fees in three (3) equal installments, with the first payment being due prior to Planning Board first meeting at which it will consider acceptance, the second payment being due prior to the Planning Board’s second meeting, and the third payment being due prior to the Planning Board’s third meeting, time being of the essence with regard to prompt payment of each installment. Payments shall be received by the Town 10 days prior to the project being on a Planning Board meeting agenda. Prompt payment of these installments is a necessary condition of continued review by the Town. Failure to adhere to timely payment of any installment may result in denial of the application.

Motion seconded by Mr. Van der Veen. All in favor - Motion carried 7/0/0.

Mr. Dumont moved to accept jurisdiction over the subdivision, site plan, and conditional use permit applications for 43 Steele Road, Hudson, NH, Map 234/Lots 5, 34, & 35, and Map 239/Lot 1.

Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

Recess started @ 8:35PM, and ended @ 9:00PM.

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television). The following is a record of who spoke and their primary question/comment.

Public hearing opened @ 9:00PM:

Physical Attendance:

- Gene Porter – 77 Concord Street, Nashua, NH, Chairman, Lower Merrimack River Local Advisory Committee – Wetland Aspect of Project, Boat Ramp
- Jim Dobens – 4 Eagle Drive, Hudson, NH – Site Buffer, Nighttime Noise Study
- Bob Costello – 17 Fairway Drive, Hudson, NH – River Contamination
- Paul Groleau – 18 Fairway Drive, Hudson, NH – Noise
- Phillip Volk – 15 Fairway Drive, Hudson, NH – Air Quality/Traffic Study
- James Crowley – 4 Fairway Drive, Hudson, NH – Waiver Requests for cul-de-sac length and parking space size
- Joe Dipilato – 12 Eagle Drive, Hudson, NH – Better rendition of proposed site
- Kathleen Leary – 8 Par Lane, Hudson, NH – Jobs/Sewer/Water/Fueling/Chemicals
- Richard Lebourdais – 23 Fairway Drive, Hudson, NH – Pollution
- Paula Michalski – 1 Rena Avenue, Hudson, NH – Lowell Rd Noise
- Joanne Walsh – 2 Eagle Drive, Hudson, NH – Blasting, effects thereof
- Dean Sakatti – 11 Fairway Drive, Hudson, NH – developer performance
- Jim Will – 25 Chalifoux Road, Hudson, NH – Fuel Leak/Trucks
- John Fontaine – 8 Eagle Drive, Hudson, NH – Construction Noise Study/Water Usage
- Kristen Sullivan – 15 Lorraine Street, Hudson, NH – Zoning Laws (Industrial)/ Air Quality
- Teresa Stewart – 22 Tamarak Street, Hudson, NH – Supports Project
- Suellen Seabury – 50 Pelham Road, Hudson, NH – Supports Project, believes it is best alternative in comparison to past proposals
- Richard Maddox – 323 Fox Run, Hudson, NH – Slip Ramp/Traffic off Lowell Rd.
- Merrill Harriman – 5 Birdie Lane, Hudson, NH – Truck Traffic

Call In:

- Karen Nevin – 3 Eagle Drive, Hudson, NH – Quality of Life/Air Pollution
- Scott Wade – 1 Fairway Drive, Hudson, NH – Noise/Traffic/Value of Homes/Finance of Project/Jobs
- Craig Proulx – 6 Eagle Drive, Hudson, NH – Berms/View of Buildings
- Sean McAllister – 16 Chalifoux Road, Hudson, NH – Number of Jobs/Trucks/Traffic
- Jason Cook – 9 Par Lane, Hudson, NH – Impact on North & South Hudson/Traffic Study Date

- Chris Thatcher – 15 Parkhurst Drive, Hudson, NH – Quality of Life/Proposed Number of Jobs/Green Space Land/Truck Fueling Station
- Bill Marsch – 3 Fairway Drive, Hudson, NH – Sound Study/Grading & Drainage Plan
- Michael Bergeron – Senior Business Development Manager, Division of Economic Development, Department of Business and Economic Affairs, 100 North Main Street, Concord, NH – Supports Project
- Ruth Sessions – 68 Schaefer Circle, Hudson, NH – Quality of Life
- Bill Kallgren – 11 Winslow Farm, Hudson, NH – Applicant Payment Phases/Building “B “Truck Volume
- Tim Monk – 13 Fairway Drive, Hudson, NH – Noise Study/Berm View
- Alexander Taylor – 20 Gabrielle Drive, Hudson, NH – Employees/Workers
- Marion Mahoney – 5 Chalifoux Road, Hudson, NH – Noise/Traffic
- Phyllis Appler – 62 Glen Drive, Hudson, NH – Stormwater Runoff Issues/ Permeable Paving/Water/Sewer Capacity
- Debbie Arrington – 5 Eagle Drive, Hudson, NH – Water Runoff/Homes with Sump Pumps/Truck Smell/Smog

Public Input closed @ 11:03PM.

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Mr. Van der Veen moved to continue the public hearing for the subdivision, site plan, and conditional use permit applications for 43 Steele Road, Hudson, NH, Map 234/Lots 5, 34, & 35, and Map 239/Lot 1, to date certain, a site walk on June 13, 2020 at 9:00AM.

Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

VI. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Ulery. All in favor – motion carried by roll call 7/0/0.

Meeting adjourned at 11:05PM (Curfew).

William Collins, Secretary

*Mr. Dumont moved to accept the minutes/decisions on 6/10/20.
Motion seconded by Mr. Van der Veen. All in favor – Motion carried*