



# 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: SEPTEMBER 9, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Ed Van der Veen Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input checked="" type="checkbox"/>	Charlie Brackett Member <input checked="" type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Jordan Ulery Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input checked="" type="checkbox"/>	William Cole Alternate <input checked="" type="checkbox"/>
George Hall Alternate <input checked="" type="checkbox"/>	Roger Coutu Select. Rep <input checked="" type="checkbox"/>	Normand Martin Alt. Select. Rep. <input checked="" type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>



- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

None.

#### V. OLD BUSINESS

##### A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 5, 34 & 35, Map 239/Lot 1
CU# 02-20	

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. And, 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. Continuance of Hearing.

Chairman Malley opened the meeting to public comment, in continuation of the public comment portion of the previous meeting, at 7:03pm.

- 1. Bill Kallgren, 11 Winslow Farm Road. Comments relative to deficiencies in real estate valuation.

2. Paige Schaller, 213 Fox Hollow Drive. Comments concerning potential financial impacts of Building C. Uniqueness of project creates uncertainty of impacts. Issues with property value analysis. Concerned that 20 Fairway sold at asking price.
3. Merrill Herriman, 5 Birdie Lane. Comments on concern if site is operated by someone other than Amazon, employee conditions, automation concerns.
4. Kristin Sullivan, 15 Lorraine Street. Comments related to traffic, environmental concerns, issue with Green Meadow comparables used in value analysis.
5. Kathy Leary, 8 Par Lane. Comments on property analysis and traffic.
6. Lynn Ashworth, 25 Fairway Drive. Comments on concern with a logistics center being built in a small rural town. Ms. Ashworth chose Hudson because of its convenient location which this project would change. Noted issues with the comparables used in analysis.
7. Jonathan Fontaine, 8 Eagle Drive. Comments on property value concerns.

Chairman Malley closed public comment portion at 7:25pm.

Attorney Jay Leonard, in representation of the property owner, read a letter requesting that alternate members William Cole and George Hall recuse themselves from this application, citing concerns of their ability to be impartial due to their proximity to the project area.

The Planning Board deliberated. Mr. Veloso questioned the timing of Attorney Leonard's request. Attorney Leonard indicated that the concern was raised as soon as they became aware of the issue. Mr. Ulery stated his desire for the Town Attorney's review and counsel. Mr. Veloso concurred adding detail to the request of the Town Attorney, authority of request to remove members, procedure, Board's action must be beyond reproach.

Mr. Groth said the Board could make the decision to move to continue the meeting now, or allow Judi Barrett to give her presentation on Fiscal Impact. Seeing no motion on the floor, Chairman Malley returned the floor to the applicant.

Ms. Barrett presented her analysis, finding the project to be an overall tax positive to the Town. The Town's peer review consultant, Russ Thibeault, found her findings acceptable, noting that the study could have been done a number of ways, but all ways would find this project to be a tax positive. He found the conclusions of Barrett's analysis are well supported. He also announced that he would not be able to undertake the proposal he submitted to the Board for a comprehensive impact analysis, and added that such a study could only be a projection of probability.

Mr. Coutu made a motion to continue further proceedings on the case of Hillwood Development pending a full review by town council of the request by Friel representative Attorney Thomas J. Leonard.

No second motion was made.

Mr. Dumont made a motion to defer the Hudson Logistics Center proposal, to date specific, October 21, 2020.

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

VI. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 9:38 p.m.

---

William Collins  
Secretary, Planning Board

*Mr. Ulery moved to accept the minutes/decisions on 7/14/21.  
Motion seconded by Mr. Collins. All in favor – Motion carried 5/0/2 (Morin & Veloso abstained).*

***Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television)***