



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: May 6, 2020

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

- I. CALL TO ORDER BY CHAIRPERSON AT 4:15 P.M.
- II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Due to COVID-19, the meeting was conducted via Go To Meeting.

IV. SEATING OF ALTERNATES

V. NEW BUSINESS

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

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 005, 034 & 035
CU# 02-20	Map 239/Lot 001

Purpose of Plan: to determine if these applications constitute a “Development of Regional Impact” per RSA 36:55.

Mr. Groth explained the statutes concerning Development of Regional Impact (DRI) and the requirements thereof, and recommended that the Hudson Logistics Center be declared a DRI.

Mr. Van der Veen, asked what this declaration entails. Mr. Groth responded that it is in part to properly notify abutting communities and to ensure the Board’s ability to properly conduct a public hearing.

Mr. Brackett and Mr. Collins discussed some of the abutting communities that should be included in the notification.

Mr. Groth read into the record a prepared statement by Ms. McGrath: From my point of view, I absolutely believe that this application should be deemed to have significant regional impacts. As considerate neighbors, I do believe that Hudson has a moral and ethical obligation to recognize that this project may have significant regional impacts for the following communities: Litchfield, Londonderry, Nashua, Pelham, Windham, Tyngsborough, MA and Dracut, MA.

Mr. Groth also read a prepared statement from Mr. Veloso: I would agree that, based on the points raised in the staff report, the project constitutes an application representing a DRI.

The Planning Board finds the Hudson Logistics Center proposal to be a Development of Regional Impact.

As such, Mr. Collins moved that in accordance with state law, any developments which are likely to have impacts beyond the boundaries of the town of Hudson, New Hampshire shall be processed by the Planning Board according to the procedures established in RSA 36:54-58, Review of Developments of Regional Impact. Elements that factor into this determination include:

1. Proximity to the borders of a neighboring community.
2. Transportation networks.
3. Anticipated emissions such as light, noise, smoke, odors or particles.
4. Proximity to aquifers or surface waters which transcend municipal boundaries.
5. Shared facilities such as schools and solid waste disposal facilities.

Mr. Van der Veen seconded the motion. Motion carried 5/0/0. Vote taken by Roll Call.

VI. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Brackett. All in favor – motion carried. Vote taken by Roll Call.

Meeting adjourned at 4:27 p.m.

William Collins, Secretary

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