



# 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 SITE WALK DATE: JUNE 13, 2020

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

I. CALL TO ORDER BY CHAIRPERSON AT 9:00 A.M.

II. ROLL CALL

III. SITE WALK

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.

**Applicant representatives present:**

Gary Fredericks, Hillwood  
 Justin Dunn, Hillwood  
 Jim Petropolis, Hayner Swanson  
 Brandon Quigley, Gove Environmental  
 John Smolak, Smolak & Vaughn  
 Justin Pasay, Donahue, Tucker & Ciandella  
 Scott Tranchemontagne, Montagne Communications

The applicant provided town officials and public attendees with golf-carts for the purposes of covering a large geographical area during the site walk.

The applicant-guided site walk visited seven (7) key stops during the site walk:

1. Parking area for site walk attendees, which is approximately the middle of proposed Building C.
2. Vicinity of 250-foot shoreland protection buffer.
3. Riverfront area.
4. Proximity to 23 Fairway Drive.
5. Area of Muldoon Street, where the 200-foot buffer line and centerline of proposed berm was staked out.
6. Limit Brook area.
7. Area of proposed cul-de-sac.

*See map at the end of these minutes.*

Following the applicant-guided portion of the site walk, the Planning Board visited the neighborhood of Fairway Drive. Several residents granted the Board members and site walk attendees access to their backyards to better understand their perspective as direct abutters.

Mr. Dumont moved to continue the public hearing on these applications to date certain, June 24, 2020.

Motion seconded by Mr. Van der Veen. Motion carried 5/0/0.

#### IV. ADJOURNMENT

Motion to adjourn by Mr. Van der Veen. Seconded by Mr. Dumont. All in favor – motion carried by roll call 5/0/0.

Meeting adjourned at 12:00 P.M

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William Collins, Secretary

***These minutes are in draft form and have not yet been approved by the Planning Board.***

**Map of Applicant-guided portion of Site Walk**

