



# 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: JANUARY 27, 2021

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



- 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  
SP# 04-20  
CU# 02-20

Lowell & Steele Road  
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. 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.

Recess taken from 8:55 p.m. – 9:12 p.m.

Public hearing opened at 9:45 p.m.

Jim Crowley, 4 Fairway Drive – Comment on Stormwater Management plan, need for infiltration study.

Jim Dobbens, 4 Eagle Drive – Disputed relevancy of screening examples shown by applicant; concern of peak conditions happening more frequently; environmental concerns; sight line.

Robert Chesler, 14 Fairway Drive (remote) – concerns with sight line from second story; lampposts, mechanical equipment on roof.

John Dubuc, 11 Eagle Drive – believes trucks will use back roads; second story sight lines; concern of effect of solar panels on roofs will have on building height and tax revenue.

Tim Monk, 13 Fairway Drive (remote) – felt sight line photos were did not accurately depict actual view; question on stormwater and infiltration; questioned the effect of capacity/usage of this facility if additional regional capacity was needed but a site isn't readily available.

Paige Schaller, 213 Fox Hollow Drive – concern with concurrent peak seasonality with Wal-Mart & Sam's Club; timing of NHDOT process, mitigation and construction; opposition is rooted in size of buildings; appreciates that Planning Board has taken its time in reviewing the application.

Rita Banatwala, 29 Fairway Drive (remote) – concerned with protection of Merrimack River; noise echoing off River.

Paula Michalski, 1 Rita Avenue – concern of number of trucks at intersections; geometry of intersections, questioned if there is enough land.

Merrill Harriman, 5 Birdie Lane (remote) – feels Amazon is already efficient, doesn't need these buildings; concerned with light pollution; takes issue with name of Green Meadow Drive; second story sight lines.

Due to curfew approaching, Chairman Malley entertained a motion to continue this round of public input at the next meeting. Mr. Groth took a list of names of those waiting to speak.

Public input suspended at 10:45 p.m. until the next meeting, date certain, February 10, 2021.

Mr. Ulery moved to continue the Hudson Logistics Center proposal, to date certain, February 10, 2021.

Motion seconded by Mr. Dumont. All in favor – motion carried.

## VI. ELECTION OF OFFICERS

Mr. Collins moved to nominate Mr. Malley as Chairman. Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Collins moved to nominate Mr. Van der Veen as Vice-Chairman. Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Collins moved to nominate Mr. Veloso as Secretary. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

VII. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 10:50 p.m.

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William Collins  
Secretary, Planning Board

*Mr. Ulery moved to accept the minutes/decisions on 2/17/21.  
Motion seconded by Mr. Van der Veen. All in favor – Motion carried.*

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