



# 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: FEBRUARY 10, 2021

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

- I. CALL TO ORDER BY CHAIRPERSON AT 7:05 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.

Mr. Malley reopened the continued public hearing from the last meeting.

Jerome Bento, 7 Muldoon Drive – Employment questions. How many part-time, seasonal, building & custodian functions and tax impact of conservation?

John Mulligan, 5 Fairway Drive – Questioned the site line study. Thought they should have used a 43mm lens. That the photos taken were misleading. Sound fence – what is it made of, and who will maintain it? Also questioned the blasting survey, and does not trust the traffic mitigation.

Kathy Leary, 8 Par Lane – Feels traffic improvements are self-serving. Trucks will go up 102 to get to Route 93. Fears that construction will impact intersections and back roads.

Urs Nager, 8 Par Lane – Keep trying to compare the project with the Pheasant Lane Mall, which is turning into a ghost town now. Walmart/Sams Club has already made traffic bad. Questions Building C has no rooftop a/c units and what about the diesel a/c on trucks. Concerned on the products stored in the buildings – fire safety.

Jim Dobens for Marie Dobens, 4 Eagle Drive – Hillwood Mailer & the pandemic. Residents are stunned about the reality of the Site Plan compared to the mailer. Feels it is deceptive marketing. Fiscal benefits, environmental protection, noise, and traffic improvements. Questions about the jobs this is promising.

Ed Thompson, 22 Burns Hill Road – Sight line study does not show rooftop a/c units. Solar panel tax impact questions. Talked about how these types of facilities are all going to be robotic. Hung up on the 40% efficiency on traffic study. States we have to consider worst-case scenario.

John Dubuc for Sandra Dubuc, 11 Eagle Drive – Impact of truck traffic. Read some articles on impacts of large distribution centers and the negative impacts they have.

Dean Sakati, 11 Fairway Drive – Site line study was has inaccuracies. Wrong elevations used. Didn't use angled view as requested. Pictures were not taken in the fall when the leaves were off the trees. Sound wall is unsightly, as well as the views. Negative effect on property values. Requests a 3<sup>rd</sup> party review of the site line study.

Kathy Crowley, 4 Fairway Drive – Hillwoods deceptive information on lights, air pollution, and traffic. Talked about the job/taxes/buffer. Wants a town mailing to inform residents on what is going on in town.

Karen Nevins, 3 Eagle Drive – Requests list of answers to resident's questions. Where are they? Wants a real site comparison. Site line views. Traffic Study- how good are the numbers? Noise Study, air pollution monitoring, tax abatements, and solar panel questions.

Continuation of Public hearing closed.

Hillwood presentation started at 8:14 p.m. Topics were traffic design on intersections; site line studies comments & background, and site lighting plan, and the conditional use permit application that is filed and reviewed by the Conservation Commission.

Recess taken at 9:05 p.m. Back in session at 9:18 p.m.

Mr. Dumont moved to continue the Hudson Logistics Center proposal, to date certain, February 24, 2021.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

VI. ADJOURNMENT

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

Meeting adjourned at 10:44 p.m.

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Elliott Veloso  
Secretary, Planning Board

*Mr. Dumont moved to accept the minutes/decisions on 3/17/21.  
Motion seconded by Mr. Coutu. 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).***