



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: FEBRUARY 24, 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> E </u>	



- I. CALL TO ORDER BY CHAIRPERSON AT 7:04 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.

Hillwood followed up items such sound fence design, building height and rooftops. Summarized peer review, responded on additional comments from Planning Board members, and update on market study. Concluding the presentation with an update on the sound study.

Public Input opened for tonight's topics at 9:13 p.m.

Dean Sakati, 11 Fairway Drive – Believes that hypotheticals and modeling could be wrong. Questions mitigation of something that is inherently bad. Commented about sound amplified at night. Does not feel problems have been mitigated, and they will reflect on property values. Reality follows perception.

Ruth Sessions, 68 Schaeffer Circle – Comments on property values, and the fact that trees were removed when they widened the Sagamore Bridge and she can hear the traffic. This means she will hear the traffic from the HLC. Lives here conservation land but is close to warehouses. How can you really mitigate something like this? Property values will be impacted.

Ruth Schaller, 213 Fox Hollow Drive – Commented on real estate values. The high prices we have now are not accurate because there is a high demand right now, and no inventory. Questions the sound input, should take in to account the river for sound travel.

Bill Kallgren, 11 Winslow Farm Road – Questions about real estate. Would you purchase property near the HLC? Questions regarding Building C docks. A/C units on trailers. Explain sound study in laymen's terms.

Bill Marks, 6 Leonard Avenue – Questions on property value and the statistical accuracy of appraisal. Nobody wants to live near warehouses.

Robert Chesler, 14 Fairway Drive – Could you see the buildings if across the street and not a direct abutter? Sound test questions regarding the trucks. Does expectation that project will not get approved impact appraisal evaluation?

Bill Marsch, 3 Fairway Drive – Sound impact from second floor of house for the 3 buildings. Noise will move into bedroom. HVAC units & sound. Sound will not be blocked by the berms & sound wall.

Tim Monk, 13 Fairway Drive – Property value report is incomplete to public comments. Sound report doesn't include all the noise sources. It doesn't match the traffic study. No mention of noise during construction, and it if will be over the noise ordinance levels.

Jerome Bento, 7 Muldoon Drive – Questions on building C being a dual-load facility. What does that mean? Stipulation on field infiltration rates approval. Clarification on number of people working in the facility directly and indirectly. Tax impact review should be taken by the town itself.

Attorney Amy Manzelli for the Concerned Citizens of Hudson – Cites the letter from the professional planner that proposed the development does not meet standards for character of the community. Wants to make sure that's in the record. Also submitted letters and wants to request for one final public comment meeting.

Karen Nevin, 3 Eagle Drive – Asked Planning Board members if they would want this in their back yard, and if they are doing the right thing by approving this project. Property value depreciation in the future. Sound ordinance monitoring & penalties. Traffic monitors & penalties. Building height. Requested more time for the residents to speak.

Jim Dobens, 4 Eagle Drive – Demand the Planning Board get real answers before a decision is made. Light pollution will be a problem. “Snow Globe” effect. Concern about the Emergency Management Coordination. Where will sound monitors be located? What is the plan for drones?

Marie Dobens, 4 Eagle Drive – Has no problems with their own studies. Find it questionable that all reports/studies are correct. Concerned about 40% capacity, noise levels 24/7. Said the “white noise” will never end.

John Dubuc, 11 Eagle Drive – Questioned if the Planning Board is getting enough time to review all the materials submitted. Don’t rush it or rubber stamp it. Residents not satisfied with the line of site study. Does not see Hillwood as a team player. Rooftop HVAC missing from sound study. What are the decibels of those? Sound amplification over the river? Real estate sales – seen/heard on second floor of houses.

Brian Clarity, Barbara Lane – Citizens in town don’t want to invest in anything. HLC offers some offset values for additional revenue. Hopes Planning Board can get legally binding concessions from owner. This is in the best interest of the community.

Ed Thompson, 20 Bush Hill Road – In favor of property owners rights, but not at the expense of the town. Believes there are issues with the data provided. Concerned about decibel levels for HVAC units. Property value questions. Noise study, before and after to measure real life vs modeling.

Rita Banatwala, 29 Fairway Drive – Questions 23 Fairway Drive and its square footage in the real estate analysis. Says the data is incorrect. Sound location 2 is not a central location on the study. Requests the Planning Board address these locations. Sound will carry over the river. How about sound at multiple locations? How about marked revisions on the plan?

James Crowley, 4 Fairway Drive - Thanks the Planning Board for adding his letters to the packet. Wants to speak more on stormwater management. Feels the need for a public input meeting.

Karen Nevins, 3 Eagle Drive – Stated that several other questions have still not been answered.

Hillwood representatives responded to some of the questions regarding peer review process, real estate, building C loading docks, and the sound study.

Mr. Dumont moved to continue the Hudson Logistics Center proposal, to date certain, March 10, 2021.

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

VI. ADJOURNMENT

Mr. Dumont moved to adjourn. Motion seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 10:54 p.m.

Elliott Veloso
Secretary, Planning Board

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