



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: MARCH 24, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley	Ed Van der Veen	Elliott Veloso	Jordan Ulery
Chair <u> X </u>	Vice-Chair <u> X </u>	Secretary <u> X </u>	Member <u> X </u>
Dillon Dumont	William Collins	Victor Oates	Leo Fauvel
Member <u> X </u>	Member <u> X </u>	Alternate <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> X </u>	

- I. CALL TO ORDER BY CHAIRPERSON AT 7:07 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# 01-21	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.

Attorney Amy Manzelli, BCM Environmental & Land Law, PLLC, 3 Maple Street, Concord, NH 03301

- Introduction

- Representing over 50 households of Hudson residents, many of which are abutters of this project
- Conflict of Interest
 1. Selectman Coutu – text
 2. Law Firm DTC – represented the Town of Hudson in a previous multi-town lawsuit
 3. Member Ulery – biased comments on social media; member of American Legislative Exchange Council (ALEC), which supports free market policies, Federalism, and corporate interests
- Failure of Abutter Notice: Failure of notice for 23 Fairway Drive; current owners after recent property sale are not listed on the abutters’ list for the Lot Line Relocation application.
- Request proceedings be stayed until the Planning Board investigates these matters, but allow the public comment session to proceed tonight

Chairman Malley stated that the Planning Board doesn’t investigate allegations of conflict of interest. Members had responded. Matter is closed.

Public Input Session opened @ 7:36 P.M.

Mary Palmer, 26 Chalifoux Road - Voiced concerns about traffic, environmental impact, flaws and bias in the applicant’s studies.

Jim Crowley, 4 Fairway Drive - *With yielded time from Kathy Crowley (4 Fairway Drive), Martha Marsch (3 Fairway Drive), Sandra Dubuc (11 Eagle Drive), Judith Schibanoff (8 Birdie Ln), Bob Costello (17 Fairway Dr), William Marks (6 Leonard Avenue), Mary Dumont (10 Fairway Drive), Kristen Sullivan (15 Lorraine St), Ralph Nevim (3 Eagle Drive).*
The Board granted 30 minutes to Mr. Crowley’s presentation.

Voiced concerns about stormwater management, conditional use permit (proposed road alignment), impact to property value of surrounding properties, traffic. Mr. Crowley also voiced a concern that the public’s concerns and statements were not adequately considered.

Mu-jane, Monk, 13 Fairway Drive - Voiced concerns about traffic and property value impacts.

Colleen Vurgaropulos, 5 Muldoon Drive - Voiced concerns about future use of Building C.

Attorney Amy Manzelli, BCM Environmental & Land Law, PLLC, 3 Maple Street, Concord, NH 03301 - Voiced concerns about the applicant not meeting the legal requirement in addressing impacts to property value, traffic, character of the area, and water resources. Voiced concerns about conflicting opinions between experts, and the board violation of the public’s right to due process/to be heard.

Rita Banatwala, 29 Fairway Drive - Voiced concerns about traffic, noise, property value impacts.

Patricia Reichard, 23 Par Lane - Voiced concerns about traffic impact.

Karen Bell, 95 Parnell Place, Nashua, NH 03060 - Voiced concerns about Gov. Sununu’s characterization of the project opponents, traffic impact, and noise.

Jim Dobens, 4 Eagle Drive - Voiced concerns about traffic, noise, property value, wetlands, groundwater, emergency services, air quality, lighting pollution, town's financial impacts.

Marie Dobens, 4 Eagle Drive - Voiced concerns about property value, traffic, and environmental impacts.

Diane Mulligan, 5 Fairway Drive - Voiced concerns about traffic and noise impacts, as well as the waiver request for reduced parking requirements.

Bill Marsch, 3 Fairway Drive - Voiced concerns about noise and visual impact of the sound wall. Also suggested the Planning Board to require the developer or tenant pay all legal fees and comply within 30 days for noise violations.

Owen Sullivan, 15 Lorraine Street - Voiced concerns about noise and air pollution.

Meeting recessed at 8:55 P.M.

Meeting resumed at 9:08 P.M.

John Dubuc, 11 Eagle Drive - Voiced concerns about the Board of Selectmen's vote on sewer access, property value impact, and inadequate sound wall design.

Eileen Gosselin, 423 Elk Run - Voiced opposition to the project.

Urs Nager, 8 Par Lane - Voiced concerns about impacts to traffic, noise, town's finances.

George Villemaire, 32 Musquash Road - Voiced support for the project.

Chris Mulligan, 5 Fairway Drive - Referenced the town's decision on the Hudson Speedway. Voiced concerns about unaddressed concerns, such as traffic.

Robert Chesler, 14 Fairway Drive - Voiced concerns about the applicant not being truthful, line of sight of sound wall, impact to emergency services, and changes made to building square footage.

Johnathan Fontaine, 8 Eagle Drive - Voiced concern about traffic, light, noise, fire suppression systems, and heat-island impacts.

Tim Monk, 13 Fairway Drive - Voiced concerns about the applicant's compressed project timeline in relation to the approval process, appraisal study, noise study, and pattern of providing incorrect information.

Eric Winkler, 17 Riviera Road - Voiced support for the project. Commented that the noise impact may be irrelevant when trucks become electric in near future.

Kenneth Dolan, 105 Dracut Road - Voiced concerns about having high truck traffic around town.

Xenophon Vurgaropoulos, 5 Muldoon Drive - Voiced concerns about the Town Engineer's comments on the traffic impact and need to complete the Hudson Boulevard project, and the lack of discussion on the subject.

Dean Sakati, 11 Fairway Drive - Voiced concerns about the beam, noise impact, and the applicant's un-neighborly approach to this application.

Abigail Sakati, 11 Fairway Drive - Voiced concerns about environmental impacts, actual job opportunities to Hudson's residents,

Mike Ruby, 7 Eagle Drive - Voiced concerns about how the project would change the character of the town and impacts to the environment/wetlands, including more flooding.

Paige Schaller, 213 Fox Hollow Drive - Voiced concerns about public not given the opportunity to address various concerns, actual financial benefits to the town, and traffic impacts.

Jerome Bento, 7 Muldoon Drive - Voiced concerns about impacts to emergency services, traffic, as well as increased air pollution.

Kerrie Harrington, 48 Orchard Park Lane - Voiced concerns about noise, traffic, pollution, and health impacts.

Karen Nevin, 3 Eagle Drive - Referenced the town's decision on the Hudson Speedway. Voiced concerns about traffic and noise impacts, as well as the applicant's handling of social media.

Joan Troop, 10 Stable Road - Voiced concerns about ecological impacts, including the loss of old trees and sink for greenhouse gas.

Joe Dipilato, 12 Eagle Drive - Voiced concerns about non-compliance of town's regulations, including impact to property value and noise. Existing penalty for violation of §249-7 is insufficient.

Jen Rousseau, 123 Wason Road (formerly), also Co-Founder Hudson Alliance for Responsible Development - Voiced concerns about traffic impacts, especially given the Town Engineer's concerns about inadequate traffic mitigation plans and reliance on the Hudson Boulevard plan.

Heidi Jakoby, 94 Gowing Road - Voiced concerns about insufficient evidence that the project meets the town's requirements.

Paula Michalski, 1 Rena Ave - Voiced concerns about health impacts due to lack of sleep.

Ed Thompson, 22 Burns Hill Road - Voiced concerns about the applicant's compressed timeline in relation to the approval process, the project's negative attributes and impacts, non-compliance to town's codes, and insufficient studies done.

Grace Kennedy, 30 Glen Drive - Voiced concerns about height and size of the buildings, the project being inconsistent with the Town's master plan, and actual public benefits to the Town.

Merrill Harriman, 5 Birdie Lane - Voiced concerns about the Board of Selectmen's haste in making the sewer decision.

Selectman Coutu: We have been here for a year and nowhere near a decision. Will not drag this out for 3 years and need to make a decision at some point.

Meeting recessed at 10:37 P.M.

Meeting resumed at 10:41 P.M.

Hillwood (Justin Pasay, DTC Lawyers, PLLC)

1. Appreciate the process, dedicated meeting for public comment
2. Acknowledges that are disagreements and different opinions
3. Believes that reports were taken out of context
4. Want to respond to technical questions in writing
5. Hope the public comment is closed; will respond to the comments raised tonight; and hope to start the next the next phase of this deliberation process

Member Fauvel: Didn't get to the first item of new business – does this property has a mortgage? If not, then the applicant can go ahead to merge the lots according to the RSA.

Chairman Malley: The applicant had some missing abutter notifications. The Lot Line Relocation will be on the next meeting's docket.

Public Input Session for the Conditional Use Permit and Site Plan closed @ 10:45 P.M.

The window for additional public input via email was extended until the morning of March 31, 2021.

Mr. Collins made a motion to continue the hearing on the Hudson Logistics Center, to date certain, April 7, 2021.

Motion seconded by Mr. Van der Veen. Motion carried 6/1/0 (Coutu opposed).

VI. ADJOURNMENT

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

Meeting adjourned at 10:48 p.m.

Elliott Veloso
Member, Planning Board

*Mr. Collins moved to accept the minutes/decisions as amended on 4/28/21.
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).