



# 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: NOVEMBER 18, 2020**

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> R </u>		
Brian Groth	Roger Coutu	Normand Martin	
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

Mr. Malley seated Mr. Veloso as a voting member.

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.

Recess taken from 8:33 p.m. – 8:43 p.m.

Public hearing opened at 10:25 p.m.

Tim Monk, 13 Fairway Drive – Traffic volume concerns related to seasonality, growth and potential change in tenant. Cited a growth-related problem in NJ.

Attorney Roy Tilsley of Berstein Shur, and Heather Monticup, Traffic Engineer of GPI; both on behalf of RAM Management who owns 267 Lowell Road, which has an access easement with the Green Meadows land – concern over design of shared access, concerns over queueing and Mercury System’s employees ability to enter/exit safely, concerns regarding access during construction, recommend traffic-monitoring study post construction.

Attorney Amy Manzelli, BCM Environmental & Land Law – eminent domain, encourage board members to use their local knowledge, referenced her letter sent to Board regarding concerns with mitigation proposal, stormwater management, safety and appearance.

Public meeting suspended at 10:44 p.m. until next meeting.

Mr. Ulery made a motion to continue the meeting date specific to December 16, 2020.

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

## VI. CORRESPONDENCE

- A. Attorney Manzelli, BCM Environmental & Land Law, addressed two items of correspondence related to the Board of Selectmen. The Planning Board advised that these matters are not within their purview.
- B. Attorney Smolak, on behalf of Hillwood, requested the Planning Board consider holding a second meeting in December, on December 30, 2020. Straw poll taken by Roll Call, the Board agreed to add the December 30 meeting.

## VII. ADJOURNMENT

Mr. Coutu moved to adjourn. Motion seconded by Mr. Dumont. Vote taken by Roll Call. Motion carried unanimously 7-0-0.

Meeting adjourned at 10:56 p.m.

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William Collins  
Secretary, Planning Board

*Mr. Dumont moved to accept the minutes/decisions on 12/9/20.  
Motion seconded by Mr. Van der Veen. All in favor – Motion carried 6/0/0.*

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