



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: DECEMBER 30, 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> X </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

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.

Public Input session continued from November 18, 2020 at 7: 02pm

James Crowley, 4 Fairway Drive – Reflections on NH DOT; concerns on geometry of mitigation designs.

Jim Dobbens, 4 Eagle Drive – concerned that trip generation is inaccurate; speculates that they will operate at a higher rate than 40%; concern of contingencies/assurances that post-construction traffic and environmental impacts will match projections.

Marie Dobbens, 4 Eagle Drive – Concern with 40% usage rate; existing congestion in vicinity of proposal; post-build traffic monitoring; light and sound impact concerns.

Karen Nevin, 3 Eagle Drive – Asked Planning Board members and Hillwood representatives if they would want this development in your neighborhood, back door, town or city.

Paula Michalski, 1 Rena Ave – comments on traffic at Rena/Lowell intersection, timing of traffic, health impacts of traffic, sound impacts to Ridgecrest neighborhood.

John Dubuc, 11 Eagle Drive – traffic distribution from project area to I-93, concerned that Hudson's back roads will be used by this proposal.

Paige Schaller, 213 Fox Hollow Drive – concerns of traffic distribution, concern on being an “experimental” site, number of loading docks.

Ed Thompson, 22 Burns Hill Road – requested the Board hold a public hearing [Chair responded that is what has been happening and what is presently happening], what happens in the event of an accident or heavy snowfall; traffic impacts of projects in other towns.

Carrie Arrington, 48 Orchard Park Lane – comment on Board member's body language.

Jerome Bento, 7 Muldoon Drive – concern on fiscal impact, when will it be revisited.

Heidi Jakoby, 94 Gowing Road – looking for update on Air Quality analysis; concern on 40% figure; accidents and safety statistics; driving habits of Amazon drivers.

Diane Mulligan, 5 Fairway Drive (remote) – looking for comparable Amazon/Hillwood developments for traffic figures reflective of proposed operations.

Bill Kallgren, 11 Winslow Farm Road (remote) – questioned the definition of the G-1 character description and its applicability to this application.

Dean Sakati, 11 Fairway Drive (remote) – concern with validity of traffic projections; concerned with Hudson site being a prototype; questioned what additional information can be offered to accurately identify traffic projections.

Jennifer Parkhurst, 123 Wason Road (remote) – contends that traffic projections approved by NH DOT do not work; contends that the project will fail; suggests Circumferential Highway should be part of the application.

Jeff Gowan, Planning Director, Town of Pelham, NH – questions on employment figures; traffic figures related to usage of site; concern of traffic distribution.

Merrill Harriman, 5 Birdie Lane (remote) – trucks are not only longer than cars, they accelerate slower than cars; location of sleeping quarters of truck drivers; usage of “jake” breaks.

Robert Chesler, 14 Fairway Drive (remote) – seeking comparable sites and impacts; clarification on questions from Board members, NH DOT comments.

Public Input session of this meeting closed at 8:32 PM.

Planning Board members offered questions and comments.

Hillwood and its representatives presented details on the site plan and Stormwater management plan.

Mr. Dumont made a motion to continue the meeting date specific to January 13, 2021.

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

VI. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Van der Veen. Vote taken by Roll Call. Motion carried unanimously 6-0-0.

Meeting adjourned at 10:56 p.m.

William Collins
Secretary, Planning Board

These minutes are in draft form and have not yet been approved by the Planning Board.

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