



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: APRIL 21, 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> X </u>	

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- I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

None.

V. OLD BUSINESS

- A. Greenmeadow Lot Line Relocation Lowell & Steele Road
SB# 01-21 Map 234/Lots 5 & 34, Map 239/Lot 1

Purpose of Plan: To relocate a lot line between Map 234/Lot 5 and Map 234/Lot 34, and then to consolidate Map 234/Lot 5 with Map 239/Lot 1. Application Acceptance & Hearing.

Chairman Malley: Already approved on April 7, 2021.

- B. Hudson Logistics Site Plan & Conditional Use Permit
SP# 04-20 Lowell & Steele Road
CU# 02-20 Map 234/Lots 5 & 34, Map 239/Lot 1

Purpose of Plan: 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. Collin moved to approve the Wetlands Conservation Overlay District Conditional Use Permit for the Hudson Logistics Center; prepared by: Langan Engineering & Environmental Services, Inc., 888 Boylston St., Boston, MA 02116; prepared for: Hillwood Enterprises, L.P., 5050 W. Tilghman St., Suite 435, Allentown, PA 18104; and, Greenmeadow Golf Club, Inc., C/O Thomas Friel, 55 Marsh Rd., Hudson, NH 03501; dated April 21, 2020; last revised March 10, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. Construction and restoration shall comply with NHDES Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control for construction and restoration, and erosion control measures that meet the Town Engineer's approval.
3. During construction and restoration, erosion control barriers shall be installed in accordance with the approved plans and maintained to the satisfaction of the Town Engineer and Conservation Commission.
4. The Town Engineer, or the Town's Civil Engineer, shall inspect the boundaries of the wetland and wetland buffer areas during construction and report any issues or violations to the applicant and the Conservation Commission for immediate remediation.
5. A stipulation and or note shall be added to the plan that states "Construction vehicles (non-refueling vehicles) shall not be parked within 25 feet of any wetland or wetland buffer boundaries overnight".
6. A stipulation and or note shall be added to the plan that states "Refueling vehicles shall not be parked overnight or left unattended within 50 feet of any wetland or wetland buffer boundaries".
7. A stipulation and or note shall be added to the plan that states "Stockpiling of construction materials is not allowed in the wetland or wetland buffer areas of the site or in areas designated for permanent conservation".
8. A stipulation and or note shall be added to the plan that states "Storage sheds for chemicals used to manage snow and ice at the site shall not be placed within 50 feet of the wetland or wetland buffer areas and such storage areas shall be shown on the final plan set.
9. Members of the Conservation Commission shall be allowed to witness the draw down and relocation of wildlife of the manmade ponds listed as impact areas. At least two weeks notice shall be provided to the Town of Hudson Engineering Department to facilitate this request. To the extent that a potential quorum will occur during this observation, the applicant shall notice the Engineering Department with sufficient time to provide proper public notification, as necessary.
10. An independent third party monitor for plantings (i.e. Professional Landscape Architect and/or Professional Wetland Scientist), at the expense of the Applicant, shall inspect the installation of the restoration areas and submit their findings to the Town Engineer and the Conservation Commission. Timing and scheduling of these inspections and reports shall

be set by the Town Engineer. The post installation monitoring of the restoration areas shall take place in accordance with Stipulation #11.

11. Under the supervision of an independent third party monitor (i.e. Professional Landscape Architect and/or Professional Wetland Scientist), at the expense of the Applicant, the restoration areas shall be monitored for five (5) years post installation (during the height of the growing season) and reports shall be submitted to the Town Engineer no later than November 18th of each year. At minimum, the annual reports shall address the 75% cover success standard, the presence, species and relative cover of invasive species anywhere in the restoration areas, and include photographs from predetermined photo stations. If necessary, the reports shall also detail any recommended remedial actions, such as replanting underperforming areas in order to meet success standards, invasive species control, and stabilization of soils. Any such remedial actions shall be performed by the Applicant, at their expense.
12. Any vegetation associated with post-construction BMP's shall be suitably established to withstand erosion.
13. Any proposed landscaping within jurisdictional resource areas shall consist of species native to northeastern USA region.
14. The final landscaping plan shall be subject to any adjustments as may be required by the NHDES under the Alteration of Terrain or Wetlands Permits for the project. Prior to implementation, a final landscaping plan with plant schedule shall be submitted to the Town Planner and the Town Engineer.
15. Invoices for the purchase of native New England seed mixes/plantings shall be provided to the Town Engineer upon availability and before installation.
16. Prior to final seeding, an invasive species inventory shall be performed by the applicant, at their expense, and shall be delivered to the Town Engineer to provide baseline documentation of invasive species that are either within restored areas or adjacent thereto.
17. If necessary, methods for more involved management of invasive species (such as root barriers for Phragmites or herbicide application) shall be discussed with the Engineering Department. Implementation of any proposed non-manual methods shall be reviewed and approved by the Town Engineer.
18. Upon beginning work in resource areas, the applicant shall submit written progress reports to the Town Engineer every month detailing work performed in or near resource areas, and work that is anticipated to be done over the next period. To the extent applicable, these reports shall update the construction sequence and be incorporated into the weekly erosion control reports.
19. Fertilizers utilized for landscaping and lawn care shall be slow release, low-nitrogen types (<5%), and shall not be used within 25 feet of a wetland resource area. Pesticides and herbicides shall not be used within 25 feet of a wetland resource area, and between 25 and 50 feet from a wetland resource area, a state-approved aquatic-friendly herbicide can be used to remove invasive species. A list of the products to be used shall be provided to the Town Engineer prior to application.

20. A note shall be added to the plan that states: Conservation Wetland Overlay District Markers shall be placed at 100-foot intervals along the conservation easement areas, post construction, as approved by the Town Engineer, to clearly identify the conservation easement areas.

Motion seconded by Mr. Van der Veen. All in favor – motion carried – 7/0/0.

Discussion relating to traffic study opened at 7:38 P.M.

Mr. Collin moved to close discussion relating to traffic study. Motion seconded by Mr. Ulery. Motion carried – 5/2/0 (Coutu and Veloso opposed).

Discussion relating to traffic study closed at 8:14 P.M.

Meeting recessed at 9:00 P.M.

Meeting resumed from recess at 9:12 P.M.

WAIVERS GRANTED:

Mr. Van der Veen moved to grant a waiver from **§193-10.F** regarding maximum driveway width, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried – 7/0/0.

Mr. Van der Veen moved to grant a waiver from **§193-10.G** regarding maximum number of driveways, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Collins. All in favor – motion carried – 7/0/0.

Mr. Collins moved to grant a waiver from **§275-8(C)(4)** regarding parking space dimensions, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried – 7/0/0.

Mr. Collins moved to grant a waiver from **§275-8(C)(2)** regarding parking requirements, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. Motion carried – 6/1/0 (Coutu opposed).

Mr. Dumont moved to grant a waiver from **§276-11.1.B(4)** regarding location of approval block, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. Motion carried – 6/1/0 (Coutu opposed).

Mr. Van der Veen moved to grant a waiver from **§276-13** regarding underground utilities requirements, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried – 7/0/0.

Mr. Dumont moved to continue the Hudson Logistics Center, SP# 04-20, to date certain, May 5, 2021.

Motion seconded by Mr. Coutu. Motion carried – 6/1/0 (Velooso opposed).

VI. ADJOURNMENT

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

Meeting adjourned at 10:06 P.M.

Elliott Veloso,
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).