



# TOWN OF HUDSON

  

## Planning Board



Timothy Malley, Chairman      Marilyn McGrath, Selectmen Liaison

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### MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: OCTOBER 20, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>  X  </u>	Ed Van der Veen Vice-Chair <u>  E  </u>	Elliott Veloso Secretary <u>  E  </u>	Jordan Ulery Member <u>  X  </u>
Dillon Dumont Member <u>  X  </u>	William Collins Member <u>  E  </u>	Victor Oates Alternate <u>  X  </u>	Leo Fauvel Alternate <u>  X  </u>
Michael Lawlor Alternate <u>  X  </u>	Marilyn McGrath Alt. Select Rep. <u>  E  </u>	David Morin Select. Rep. <u>  X  </u>	Brian Groth Town Rep. <u>  X  </u>



- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mr. Oates seated for Mr. Collins.  
 Mr. Fauvel seated for Mr. Van der Veen.  
 Mr. Lawlor seated for Mr. Veloso.

VI. NEW BUSINESS

A. Friars Drive Site Plan SP# 10-21	Friars Drive Map 209/Lot 001-000
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Purpose of plan: to show a proposed 504,000 SF single-story state-of-the-art industrial facility with 104 loading doors on two sides, 362 car parking spaces and 71 trailer spaces. Application acceptance & hearing.

Mr. Oates moved to declare this application a Development of Regional Impact.

No second. Motion fails.

Mr. Dumont moved to accept the site plan application SP# 10-21, for the Friars Drive Industrial Facility at 161 Lowell Road; Map 209/Lot 001-000.

Motion seconded by Mr. Ulery. Motion carried 6/1/0 (Oates).

Public Input opened @ 9:02 p.m.

Ron Brown, 5 Hickory Street – asked if there could be a meeting between the developer and the residents, traffic impact questions, wildlife study, loading dock utilization, noise study, and setback concerns.

Philip MacSweeney, 10 Hickory Street – concerned with the buffer and hill behind his house being cut down. Would like to keep the natural berm.

Joan MacSweeney, 10 Hickory Street – landscape plan question on page 26; wants to keep the full hill as a buffer and not just plant grass and cut trees. Hopes the town will preserve the land.

Mike Coumas, 16 Oban Drive – Amazon and this proposal; wants to know how close the houses are to the parking lot & building for a perspective. Is the building too big for the lot?

Ed Thompson, 22 Burns Hill Road – wants to know the impact to fire and police, and if that was part of the study.

Jim Crowley, 4 Fairway Drive – mentioned the board letting residents know the cut-off date for submittals on the next meeting, and then spoke on behalf of an abutter, Denise & Jim Hulse of 16 Hickory Street who are opposed to the project, concerned with the type of industry/development doesn't belong. Concerned of the noise/sound pollution, and the quality of life. Also concerned about the buffer.

Jeff Croan, 2 Hickory Street – questioned traffic analysis. Doesn't want industrial park behind a residential neighborhood. Questions why the entire town was not notified and only the residents within 200 square foot buffer.

Kim Rice, 9 Hickory Street – questions the traffic study. Doesn't want to see the top of a building when she walks out her front door, or see the neighborhood kids playing in the smell of diesel fuel.

Dana Plank, 523 Fox Hollow Drive – buffer questions; sound and visual barrier. The land is home to the wildlife. Also questions the preservation of the wetlands.

Paige Schaller, 213 Fox Hollow Drive – questions wetland and if the Army Corp of Engineers can do a study. Questions blasting, setbacks, and a property value study. Doesn't have faith in the trust of the developer.

Jim Dobens, 4 Eagle Drive – stated he works in logistics and knows how these types of facilities work. Commented on traffic congestion and pollution. Mentioned the

warrant article for building height, the impact these centers have on traffic, and questioned if they will build sound barriers to dilute the truck backup alarms.

Mike Ruby, 7 Eagle Drive – mentioned an article about warehouse jobs and how these jobs are not good; turnover is high and workers are overworked. Will take jobs away from Hudson businesses currently looking for help. Would like to keep the small local businesses going.

Michael Quinlan, 16 Canna Path – states half of the industrial park is empty, the impact on the wildlife, and the traffic study. Worked 18 years in that industrial park and there always has been traffic. Questioned the setbacks from the edge of the parking lot to the river, and the runoff.

Heidi Jakoby, 94 Gowing Road – asks the board not to grant any waivers, not to approve the project, believes it is a regional impact, and questions the greenspace.

David Castle, 24 Tamarack Street – questions traffic, and doesn't believe in the traffic study.

Mark Pilotte, Dakota Partners – spoke in favor of the project but has concerns of the buffer and vegetation. Asked about possible trail system to the river for the abutting neighbors. Concerns of damage to the new road he is building for the apartments.

Dean Sakati, 11 Fairway Drive – questions traffic patterns & proposed traffic.

Jim Crowley, 4 Fairway Drive – questioned the hours of operation, building height calculations, property values, site line profiles, doesn't believe trees only are a good buffer. Would like the truck schedule as a condition on the site plan, and questioned why the board should grant a parking space waiver.

Ron Brown, 5 Hickory Street – questioned how do we know what this building is really going to be used for.

Kendra Malone, 613 Fox Hollow Drive – how will the increase in traffic affect the community as a whole. People will go around Lowell road and take business away.

Mike Coumas, 16 Oban Drive – would like an actual number of cars going in and out of the facility in a 24-hour period (trucks too).

Kim Rice, 9 Hickory Street – concerned with more road rage. People don't understand what a zipper is. We don't need more traffic.

Public input closed @ 10:11 p.m.

Site walk scheduled for Saturday, November 6, 2021, at 10:00 a.m.

Mr. Dumont moved to continue the public hearing for the site plan application SP# 10-21 for the Friars Drive Industrial Facility at 161 Lowell Road; Map 209/Lot 001-000 to date certain, November 10, 2021, at the Hudson Community Center, 12 Lions Ave.

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

VI. ADJOURNMENT

Motion to adjourn by Mr. Dumont. Seconded by Mr. Oates. All in favor – motion carried 7/0/0.

Meeting adjourned at 10:22 p.m.

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Elliott Veloso  
Secretary

*Mr. Ulery moved to accept the minutes/decisions on 11/17/21.  
Motion seconded by Mr. Dumont. Motion carried 6/0/1 (Collins Abstained).*

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