



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman

Marilyn McGrath, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### MINUTES/DECISIONS OF THE PLANNING BOARD SITE WALK DATE: NOVEMBER 6, 2021 VICINITY OF 22 FRIARS DRIVE

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



- I. CALL TO ORDER BY CHAIRPERSON AT 10:00 A.M.
- II. ROLL CALL

Mr. Collins recused himself. Mr. Oates was seated in his stead.  
Mr. Lawlor was seated for Mr. Veloso

#### VI. SITE WALK

- A. Friars Drive Site Plan Friars Drive  
SP# 10-21 Map 209/Lot 001-000

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.

**Applicant representatives present:**  
Steve Goodman, GFI Partners  
Haley Palazola, GFI Partners  
Morgan Hollis, Gottesman & Hollis P.A.  
Karl Dubay, The Dubay Group  
GPS Technicians, The Dubay Group

Approximately 30 or more people were in attendance.

Mr. Hollis explained that the site walk would be approximately 2 miles along uneven terrain, participants are invited at their own risk. He and Mr. Dubay described the plan for the site walk. A limited number of paper copies of the site walk plan were made available.

The walk went around the site counterclockwise starting at the proposed entrance at Friars Drive, mostly using the existing trails. At various points throughout the walk, the Mr. Dubay identified locations of edge of pavement and limit of clearing and/or grading.

Balloons were placed at the four corners of the proposed building and flown at a height of 50-feet from the proposed finished floor elevation.

The first stop was the southeastern corner of the proposed building. From there, Mr. Dubay pointed attention in the direction of the multi-family development on Lowell Road.

As the walk moved along, the Board and attendees viewed the property line abutting Fox Hollow Condominiums to observe the proximity of site features and the existing tree buffer to remain.

Moving along, the group viewed the property line abutting the residential properties on Hickory Street to observe the proximity of site features and the existing features to remain. It became evident that an existing hill, or berm, had functional value in terms of buffering. Moving westerly, the berm then slopes down, where the existing natural buffering was not as valuable.

Upon return to the site entrance, Chair Malley announced that the applicant has requested a deferral from the November 10, 2021 meeting to December 15, 2021.

VI. ADJOURNMENT

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

Meeting adjourned at 11:44 a.m.

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Brian Groth  
Town Planner

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