



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman      Marilyn McGrath, Selectmen Liaison

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### MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: JANUARY 26, 2022

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>  E  </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>	
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 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

#### IV. SEATING OF ALTERNATES

Mr. Lawlor seated for Mr. Malley.  
Mr. Oates seated for Mr. Collins.

#### V. OLD BUSINESS

- A. Friars Drive Site Plan  
SP# 10-21

Friars Drive/161 Lowell Rd.  
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.  
Continuance of hearing.

Applicant testimony opened @ 7:03 pm., and closed @ 7:50 p.m.

Mr. Van der Veen inquired if more public comment should be opened. There were three members in favor (Morin, Oates, & Lawlor), and four members opposed.

Selectman McGrath asked for the applicant to have a third party review of home property values to see if the project would negatively these values. The board voted unanimously for this study 7/0/0.

Applicant will proceed with the third party review pending legality from the Town's attorney.

Mr. Ulery 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, March 9, 2022.

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

Recess called at 8:20 p.m.

Public hearing resumes @ 8:32 p.m.

Mr. Collins seated for Mr. Oates at 8:34 p.m.

- B. Zoning Amendment Public Hearing: To amend the Table of Permitted Uses to separate and define several types of Distribution Facilities and Warehouses, and to restrict said uses to Industrial Zones.

Public input opened @ 8:54 p.m.

Michael Bergeron, State of NH Department of Business & Economic Development – Does not support the zoning amendment.

Thomas J. Leonard, Attorney on behalf of the Friel's & Monahan's – Does not support the zoning amendment.

James Crowley, 4 Fairway Drive – Supports the zoning amendment.

Tom Farrelly, Cushman & Wakefield – Does not support the zoning amendment.

Paige Schaller, 213 Fox Hollow Drive – Supports the zoning amendment.

John Dubuc, 11 Eagle Drive – Supports the zoning amendment.

Public input closed @ 9:25 p.m.

Mr. Collins made a motion to move the Zoning Amendment for Table of Permitted Uses to separate and define several types of Distribution Facilities and Warehouses, and to restrict said uses to Industrial Zones.

Motion seconded by Mr. Morin to move to discussion. Motion fails 2/5/0 (Veloso, Morin, Ulery, Dumont, & Lawlor opposed).

Second hearing closed @ 9:55 p.m.

VI. NEW BUSINESS

VII. ADJOURNMENT

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

Meeting adjourned at 10:00 p.m.

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Elliott Veloso  
Secretary

*Mr. Ulery moved to accept the minutes/decisions on 2/23/22.  
Motion seconded by Mr. Dumont. Motion carried 6/0/1 (Malley 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).***