



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman

Marilyn McGrath, Selectmen Liaison

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### MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: DECEMBER 15, 2021

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>  E  </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. Oates for Mr. Collins  
Mr. Lawlor for Mr. Malley

#### VI. OLD BUSINESS

A. Friars Drive Site Plan  
SP# 10-21

Friars Drive  
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.

#### WAIVER GRANTED:

Mr. Veloso moved to grant a waiver from §275-8:C(2), to allow for a reduction in required parking spaces, 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.

Public input opened @ 8:03 p.m.

Marie O'Donnell @ 942 Fox Hollow – Concerned about Lowell Road traffic, sees the upside of the tax revenue, but questions at what cost, questions the wildlife study, and commented on how this would be a lifelong change to Hudson.

Kathryn Neeld @ 335 Fox Hollow – Questioned the 200-foot buffer and states how it needs to be larger, questions if each new plan in Town needs to use up all the available land, size is grossly out of proportion to the neighborhood and would like to see the project decreased in size, and states the negative impact this will have to Hudson.

Brian Doak @ 832 Fox Hollow – Stated that he is trucker, want to pay attention to the NH statue because truckers will do what they want, talks about truck backup alarms, states no letters send to the abutter, he did not receive one, property values will drop, and comments on the smell of fuel from the idling trucks.

Scott Phelps @ 438 Fox Hollow – Questioned yard movement of trucks at night, larger trucks load and unload at night, not during the day.

Louise McNaulty @ 601 Fox Hollow – Stated that the abutter notice should have been sent directly to the abutters, not the condo association board, questioned the fencing, light pollution, noise, property values, states it will be bad for the town, new fire station, nursing home, Lowell Road cannot support this project.

Linda O'Donnell @ 604 Fox Hollow – What is the benefit to the community, the incentive of the business to the Town, why can't they produce a 3D visual of the building, will the trucks park on the Fox Hollow side.

Philip MacSweeney @ 10 Hickory Street – Happy with the hill and tree line being kept, we do not have many trees left in town.

Christine (mic dropped) @ 517 Fox Hollow – Questioned the wildlife study, specifically the New England Cotton Tail Rabbit, noise issues, thanks there could be more improvements.

Denise Hulse @ 16 Hickory Street – Appreciates the improvements made & the developer working with us, why just a fence and not a sound barrier, questions the planting types being grass and flowers, can we require the white noise backup alarms.

Carolyn Swan @ 818 Fox Hollow - Questioned on peak hours, and Lowell road congestion.

Paige Schaller @ 213 Fox Hollow – Questioned who will maintain the fences & why they are only 6-feet tall, does DES require the fence to be raised for wildlife travel, will

Willard Paper Street be part of the project or discontinue, wildlife study & questions if the hawks nest in one of the trees will be relocated.

Judith Fritz @ 217 Fox Hollow – Commented on the heavy Lowell Road traffic.

Brennan (Brandon) @ 617 Fox Hollow – Questions the time frame of the construction, the impact of the noise pollution, and the negative impact on property values during construction.

Linda Mayer @ 608 Fox Hollow – Concerned about the lighting impact, the surrounding gas stations already give off a lot of light.

Zach Evans @ 931 Fox Hollow – Traffic Study questions about volume & safety.

Ron Brown @ 5 Hickory Street – Wanted more detail on the fencing, drainage plans should be in layman's terms, questions what happens to the pollutants, and questions lighting and sound.

James Crowley @ 4 Fairway Drive – Wanted to see property value report for the abutters, no peer review of the wetland delineation, concerns on the traffic analysis, states a Planning Board member had concerns on the traffic.

Kendra Malone @ 613 Fox Hollow – Questioned abutter notification, and if anything submitted is public record.

Lisa Cooper @ 118 Fox Hollow – Questioned peak and off-peak traffic, residents have no chance to relax on the weekends, truckers will do what they want, and wants peace and quiet in the neighborhood.

Doug Hatfiend @ 731 Fox Hollow – Stated this is not the right type of business in this area of Town, concerned about the wildlife, traffic is already bad, and would like to see another smaller type of business go on this land.

Scott Phelps @ 438 Fox Hollow – Presented an audio example of a white noise backup alarm.

Brain Doak @ 832 Fox Hollow – Questioned why not make the land residential and not commercial with a small housing community.

Public comment closed @ 9:02 p.m.

9:02 p.m. opened to the Planning Board Members.

The Applicant requested feedback on the buffering/fencing treatment along Fox Hollow's property edge. The Town Planner suggested he meet with their condominium board to receive input on the Board's behalf. The Board agreed by consensus.

Mr. Veloso 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, January 26, 2022.

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

## VII. ADJOURNMENT

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

Meeting adjourned at 10:13 p.m.

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Elliott Veloso  
Secretary

*Mr. Ulery moved to accept the minutes/decisions on 1/19/22.  
Motion seconded by Mr. Veloso. Motion carried 5/0/2 (Malley & 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).***