



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: OCTOBER 12, 2022

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>X</u>	Dillon Dumont Secretary <u>X</u>	Jordan Ulery Member <u>X</u>
James Crowley Member <u>X</u>	Brian Etienne Member <u>X</u>	Michael Lawlor Alternate <u>X</u>	Victor Oates Alternate <u>X</u>
George Hall Alternate <u>X</u>	Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</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. Crowley & Mr. Hall recused themselves @ 7:02 P.M.
Mr. Lawlor seated for Mr. Crowley @ 7:04 P.M.

@ 7:04 P.M., Mr. Malley answers questions submitted to the board regarding the process.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 28 September 2022 Meeting Minutes

Mr. Dumont moved to approve the September 28, 2022 minutes as amended.

Motion seconded by Mr. Ulery. Motion carried 7/0/0.

- VI. NEW BUSINESS
 - A. Hudson Logistics Center Amended Site Plan & Conditional Use Plan
SP# 12-22
CU# 07-22

Lowell & Steele Road
Map 239/Lot 001

Purpose: to propose redevelopment of Property for a warehouse and distribution facility, representing a reduction of the scope of the approved Hudson Logistics Center originally approved by Site Plan Decision SP# 04-20, issued on May 5, 2021, for redevelopment of three (3) building having a footprint collectively consisting of 2,614,984 s.f., to a single building have a footprint of approximately 1,393,822 s.f. for warehouse, distribution, and associated uses and structures on a

single 375.37 – acre lot, along with access driveways, parking, stormwater/drainage, and other utility infrastructure, along with lighting, landscaping, and other improvements shown on the plans. Application acceptance & hearing.

Mr. Ulery moved to accept site plan application SP# 12-22 and conditional use permit application CU# 07-22, Hudson Logistics Center for Map 234/Lot 005, 034 & 035; Map 239/Lot 001, based upon information of the Planner and office staff review of the application.

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

@ 7:10 P.M. Justin Pasay, Lawyer at Donahue, Tucker & Ciandella, PLLC, out of Portsmouth, NH, representing Hillwood Enterprises, introduces the development team, and describes the application. He is joined by John Smolak of Smolak & Vaughan, LLP, Frank Holmes & John Plante of Langan Engineering.

Gary Frederick, Senior Vice-President and Northeast Regional Market Leader of Hillwood Enterprises, addressed the board, described the application, and announced the prospective tenant, Target Corporation out of Minneapolis.

Justin Pasay introduces the development team; Brian Kutz V.P. of Development for Hillwood, John Plante & Frank Holmes of Langan Engineering, Lucas Environmental, Epsilon Associates, Wesley Reeks Appraisal, Brendan Quigley of Gove Environmental, Jim Petropulos of Hayner/Swanson, and RKG Associates.

Frank Homes of Langan Engineering gives an overview of the site plan differences between the current application, and the previously approved site plan.

John Plante of Langan Engineering discussed & presented the traffic study, and stated that this is not a last mile delivery, no direct customer interaction. Target, the tenant, has two daily work shifts outside of peak hours. Discusses Target's supply chain – products come in from other Targets or vendors/retailers to be warehoused, then to other Targets in the Northeast to restock, or to a third party bulk facility like UPS, USPS, FedEx, or DHL.

Michael Hunton – Landscape Architect with Langan, discussed landscape changes and planting. Shifting the berm to preserve over ten acres of additional tree canopy in that area. Discussed lighting plan and site line study.

John Smolak of Smolak & Vaughan discussed a summary of the Property Value Report & Fiscal Impacts Analysis. Property Value Report demonstrates no significant diminish of property value. Discussed how the revised layout has more open space in the abutting residential back yards, and the expected revenues the project will bring in.

Gary Frederick – Senior V.P. of Hillwood, addressed the project and gave background information.

David Loveland of Target Corporation introduced the company & its background. Their mission is to be an “Employer of choice”.

Gary Frederick explained the continued commitment to the \$7.75M community contributions.

@ 8:23 P.M., Chairman Malley opened board discussion.

@ 9:01 P.M. Public Input opened.

Heidi Jakoby – 94 Gowing Road, concerned with use definition (non-sort facility vs. warehouse distribution center), pallet storage, architectural drawings show a future slab/office/bathrooms, pump station questions, problems with real estate study still missing houses on the report, Linda & Bruce Street & Steele Road concerns for truck impact, questioned is there is a walkway/sidewalk for employees by the river, questioned sound study, asked how long the lease is for, and wants to know what prevents the trucks from going down 111 to Target in Salem, NH.

Frank Holmes & John Plante of Langan Engineering addressed the questions above. Yes, there are still sidewalks like in the previous application, there is one pump house instead of three, the “jog” out to Lowell Road was part of the previous application, Building “C” was conditionally approved before, there was a sound study in the concerned neighborhood (Linda/Bruce/Steele), and discussed truck routes to the Salem & Methuen stores. Pallet Storage is identified on the plans. States the tenant lease is 15 years.

John Dubuc – 11 Eagle Drive, talked about the Hudson 2022 Master Plan Survey and its results related to the residents wanting more conservation land, walkable town center, expanding sidewalks & trails, keeping the community character & neighborhoods, and hopes the board looks at all these things when making future decisions.

@ 9:15 P.M., Public Input closed.

Mr. Etienne moved to schedule a site walk for SP# 12-22 and conditional use permit application CU# 07-22, Hudson Logistics Center for Map 234/Lots 005, 034 & 035; Map 239/Lot 001, to date certain, October 22, 2022 at 9:00 A.M.

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

Mr. Dumont moved to continue the site plan application SP# 12-22 and conditional use permit application CU# 07-22, Hudson Logistics Center for Map 234/Lots 005, 034 & 035; Map 239/Lot 001, to date certain, November 9, 2022.

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

Mr. Crowley reseated @ 9:28 P.M.

VII. OTHER BUSINESS

Update given by Brian Groth on the NRPC Transportation Technical Advisory Committee Meeting. They revealed the results of the ten-year plan submissions for the region, and approved Hudson’s sidewalk project for Derry Road/Route 102.

VIII. ADJOURNMENT

Mr. Dumont moved to adjourn. Motion seconded by Mr. Etienne. Motion carried 7/0/0. Meeting adjourned at 9:29 p.m.

Dillon Dumont, Secretary

Mr. Dumont moved to accept the minutes/decisions on 10/26/22.

Motion seconded by Mr. Etienne. Motion carried 6/0/1 (Crowley 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).