



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: NOVEMBER 9, 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. MINUTES OF PREVIOUS MEETING(S)
 - 22 October 2022 Site Walk Minutes
Mr. Ulery moved to approve the October 22, 2022 minutes.
Motion seconded by Mr. Etienne. Motion carried 5/0/2 (Crowley & Dumont abstained).
 - 26 October 2022 Meeting Minutes
Mr. Ulery moved to approve the October 26, 2022 minutes.
Motion seconded by Mr. Crowley. Motion carried 7/0/0.

V. OLD 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. Continuance of hearing.

Mr. Crowley & Mr. Hall recused themselves @ 7:03 P.M.
Mr. Lawlor seated for Mr. Crowley @ 7:03 P.M.

John Smolak of Smolak & Vaughan introduced the updated project for the applicant. Also present: Justin Pasay, DTC; Gray Frederick and Brian Kutz of Hillwood; John Loveland, Target; and John Plante, Langan Engineering.

John Plante of Langan Engineering presented a PowerPoint summarizing the changes between the approved plan & the amended plan, sound levels, full lighting plan & sightline profiles, NHDOT update, solar ready, 10 EV stations with conduit for 25% of parking spaces, 2 EV tractor trailer stations, and infrastructure for 25 more.

John Smolak addressed Mr. Etienne's question about an interference study related to emergency communications. Mr. Groth stated that the bi-directional antenna to be used by the town's emergency services would be studied before construction and tested in the field during construction.

Mr. Ulery asked if the EV stations were considered an employee benefit. David Loveland of Target Corporation stated he would have the answer at the next meeting.

Mr. Plante presented the waiver requests. Mr. Smolak explained that the waiver request from the excavation regulations was requested out of caution. Mr. Groth explained that general practice has been that site plan approval includes excavation required to construct the approved site plan, thereby exempting the project from a separate Excavation Permit as implied by subsection B(2). However, this subsection also makes reference to a non-existent Section XVI of the Hudson Subdivision Regulations; the Subdivision Regulations only go up to Section IX. Due to this ambiguity, the Applicant has requested a waiver. It seems likely that the excavation permit was not intended to be required incidental to a project requiring site plan approval, which would be consistent with RSA 155-E:2-a. Having reviewed the matter with Town Counsel, Mr. Groth advises that the Board may decide whether or not a waiver is required.

Mr. Oates asked if 100% of truck traffic would use the northern entrance (behind Sam's Club) and what percentage of traffic would go north on Lowell Road toward Route 102. Mr. Plante stated that the site was designed that way, with truck traffic directed through the northern entrance and passenger car traffic through the southern entrance (behind 267 Lowell Road) as a design goal. However, he cannot guarantee that a truck would never use the southern entrance. Mr. Plante said the traffic study estimated that 15% of site traffic would travel that way.

Mr. Van der Veen asked about the anticipated routes for the Target locations in Methuen and Salem. Mr. Plante referred to a designation map and matrix that showed a recommended route going south on Dracut Road to 128 then 111A.

Mr. Etienne asked how many trucks per day would be going to the Methuen and Salem locations. Mr. Plante said on average one a day per store with more expected during peak holiday season.

WAIVER MOTIONS:

- Mr. Ulery moved that the intent of **§200-3**, is not to require an excavation permit when the work is incidental to a project requiring site plan approval and based on the Board's discussion.

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

- Mr. Van der Veen moved to grant a waiver from **§276-13** – Underground Utilities to allow overhead electrical line for a distance of 820-feet extending from an existing line to existing property at 267 Lowell Road, 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.

Discussion: Mr. Van der Veen noted that this waiver was already approved under the previous application.

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

- Mr. Ulery moved to grant a waiver from **§275-8(C)(4)** – Parking Space Dimensions to allow requests to allow parking spaces dimensions to be 9-feet by 18-feet instead of 10-feet by 20-feet, 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.

Discussion: Mr. Van der Veen noted that this waiver was already approved under the previous application.

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

- Mr. Ulery moved to grant a waiver from **§275-8.C(2)** – Number of Parking Spaces, to reduce the number of 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.

Discussion: Mr. Van der Veen noted that this waiver was already approved under the previous application.

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

- Mr. Van der Veen moved to grant a waiver from **§193-10.G** that permits only one driveway per parcel, 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.

Discussion: Mr. Van der Veen noted that this waiver was already approved under the previous application.

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

- Mr. Van der Veen moved to grant a waiver from **§193-10.F** that permits driveway width to be up to 50-feet, 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.

Discussion: Mr. Van der Veen noted that this waiver was already approved under the previous application.

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

Mr. Dumont moved to schedule a second view of the site walk conducted on October 22, 2022, at a date and time of November 15, 2022 @ 3:00 p.m.

Jay Leonard, on behalf of Greenmeadow Golf Course and the Friel family stated that they could accommodate the second view.

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

Mr. Etienne 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, December 14, 2022.

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

@ 8:14 P.M., Mr. Malley put the board into recess.

@ 8:19 P.M., Mr. Malley took the board out of recess.

@ 8:19 P.M., Mr. Malley reseated Mr. Crowley & Mr. Hall. Mr. Lawlor returned to alternate.

VI. OTHER BUSINESS

A. Ashlyn Drive aka Forest Meadows Subdivision Road Bond

Mr. Van der Veen moved to establish a performance surety in the amount of \$94,404.00 for the Forest Meadows Subdivision, 58 R Gowing Road, Map 237/Lot 032, in its entirety, and in accordance with the written recommendation of the Town Engineer, Elvis Dhima's Interoffice Memo in file, dated November 8, 2022, together with the Road Guarantee Estimate Form.

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

VII. ADJOURNMENT

Mr. Dumont moved to adjourn. Motion seconded by Mr. Van der Veen. Motion carried 7/0/0. Meeting adjourned at 8:22 p.m.

Dillon Dumont
Secretary

Mr. Van der Veen moved to accept the minutes/decisions as amended on 11/30/22.

Motion seconded by Mr. Guessferd. Motion carried 5/0/1 (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).