



TOWN OF HUDSON

Planning Board & Conservation Commission

Planning Board: Timothy Malley, Chairman; Robert Guessferd, Selectmen Liaison

Conservation Commission: William Collins, Chairman; Dave Morin, Selectmen Liaison

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MINUTES OF THE PLANNING BOARD & CONSERVATION COMMISSION JOINT MEETING - SITE WALK MEETING DATE: OCTOBER 22, 2022

Planning Board Attendance

In attendance = X Alternate Seated = S Partial Attendance = P Excused Absence = E

Planning Board

Tim Malley Chair <u>X</u>	Ed Van der Veen Vice-Chair <u>X</u>	Dillon Dumont Secretary <u>E</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>E</u>	Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>X</u>	Brian Groth Town Rep. <u>X</u>

Conservation Commission

William Collins Chair <u>X</u>	Ken Dickinson Vice-Chair <u>X</u>	Sarah Rumbaugh Secretary <u>E</u>	William Kallgren Member <u>E</u>
Brian Pinsonneault Member <u>X</u>	Carl Murphy Member <u>E</u>	Linda Krisciunas Alternate <u>X</u>	David Morin Alternate <u>X</u>
Elvis Dhima Town Rep. <u>X</u>			

- I. CALL TO ORDER BY CHAIRPERSONS AT 9:00 A.M.
Chair Malley explained the purpose of the site walk was to observe the site and that formal discussion or deliberation is reserved for regular meetings.
- II. ROLL CALL
Chair Malley took roll call of Planning Board members. Chair Collins took roll call of Conservation Commission.
- III. SEATING OF ALTERNATES
Mr. Lawlor seated for Mr. Crowley @ 9:01 A.M.

IV. SITE WALK

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

Lowell & Steele Road
Map 239/Lot 001

Brian Kutz of Hillwood and Jay Leonard, Attorney for Green Meadow Gold Course introduced themselves and the itinerary for the site walk which would be conducted with the use of golf carts.

The purpose of the site walk was to view the differences between the approved plan and the current application, particularly as it relates to the southern boundary that abuts a residential zone and the proposed wetland impacts.

The site walk consisted of 11 stop areas. 10 of them were accessible by golf cart. References below to the term “Approved” means the improvements previously approved under Site Plan/CUP decisions in 2021 while “Amended” means an improvement proposed under the current Site Plan/CUP applications.

1. Parking Area (located approximately in the middle of Approved Building C)
2. Southeast Corner of the Amended Building
3. Southwest Corner of the Amended Building
4. Amended Sound Fence
5. Southwest Corner of Approved Building B
6. Approved Sound Fence
7. Approved Sound Fence
8. Amended Sound Fence
9. Southeast Corner of Approved Building C
10. Wetland Crossing
11. Northern Driveway (end of Sam’s Club access road, not accessible by golf cart, personal vehicles were used)

@10:20 a.m., the site walk of the golf course concluded and moved to stop #11, Northern Driveway, accessed by personal vehicles. Crowley, Etienne, Morin, and Ulery left at this time.

V. ADJOURNMENT

Mr. Van der Veen moved to adjourn. Motion seconded by Mr. Lawlor. Motion carried 4/0/0. (Malley, Van der Veen, Guessferd, Lawlor.)
The Planning Board adjourned at 10:36 a.m.

Ms. Krisciunas moved to adjourn. Motion seconded by Mr. Dickinson. Motion carried 4/0/0. (Collins, Dickinson, Krisciunas, Pinsonneault)
The Conservation Commission adjourned at 10:36 a.m.

Dillon Dumont
Secretary

*Mr. Ulery moved to accept the minutes/decisions as amended on 11/09/22.
Motion seconded by Mr. Etienne. Motion carried 5/0/2 (Crowley & Dumont 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).