



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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### PUBLIC MEETING – JANUARY 11, 2023

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, **January 11, 2023** at **7:00 p.m.** at the “**Hudson Community Center**”, 12 Lions Ave, Hudson, NH. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
  
- V. MEETING MINUTES
  - 28 December 2022 Meeting Minutes

VI. OLD BUSINESS

- A. Hudson Logistics Center Amended Site Plan  
SP# 12-22

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.

VII. NEW BUSINESS

- A. Friars Drive Industrial Site Plan – Tenant Addendum  
SP# 15-22

48 Friars Drive  
Map 209/Lot 001

Purpose: addendum tenant adjustments of previously approved site plan SP# 10-21. Consists of replacing previously approved truck docks and truck areas with parking and green space and related adjustments, and adding 19,320 SF of office space in a second level fully contained within the previously approved building envelope. No new pavement is proposed, and no changes are involved outside of the previously approved paved footprint area. Application acceptance & hearing.

- B. Zoning Amendment Public Hearing: To amend the Table of Permitted Principal Uses to separate Wholesale, Warehouse, Self-Storage mini-warehouse and Distribution facilities into their own separate categories.

- C. Petitioned Zoning Amendment Public Hearing: To amend the Table of Permitted Principal Uses to remove under General (G), and General-1 (G-1) zones, warehouses or distribution facilities greater than 100,000 square feet and allow them ONLY in Industrial (I) zones effective immediately following passage of this warrant article.

\*\*\* Proposals for the Proposed & Petition Zoning Amendments can be viewed in the Land Use Department at Town Hall, or on the Town's Website [www.hudsonnh.gov](http://www.hudsonnh.gov) \*\*\*

#### VIII. ADJOURNMENT

Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

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Brian Groth, AICP  
Town Planner

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