

# **HUDSON LOGISTICS CENTER**

SITE PLAN APPLICATION #04-20

SUBDIVISION APPLICATION #11-20

CONDITIONAL USE PERMIT APPLICATION #02-20

**STAFF REPORT #4 – FISCAL IMPACT**

**SITE:** 43 Steele Road; Map 234 Lots 5, 34 & 35 and Map 239 Lot 1

**ZONING:** General – 1 (G-1) and Business (B)

**PURPOSE OF PLANS:** Proposed commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements.

## **APPLICANT DOCUMENTS:**

- A. Hudson Logistics Center, Hudson, New Hampshire, Fiscal Impact Analysis, Jun 2020, prepared by Barrett Planning Group LLC.
- B. Property Value Analysis, dated July 10, 2020, prepared by Trimont Real Estate Advisors.
- C. Proposed Hudson Logistics Center, Real Estate Appraisal Services Report, dated August 1, 2020, prepared by Wesley G. Reeks, MAI. (received August 3, 2020)

## **REVIEW DOCUMENTS:**

- D. Preliminary Draft – Fiscal Impact Peer Review, dated August 4, 2020, prepared by Applied Economics Research (AER).
- E. Preliminary Draft – Trimont Real Estate Analysis Peer Review, dated August 6, 2020, prepared by AER.
- F. Assessing Department review of Barrett Fiscal Impact Analysis, dated July 27, 2020, prepared by Jim Michaud, Town of Hudson Chief Assessor

*note: AER has not had the opportunity to perform its preliminary review of Attachment C.*

## **PUBLIC COMMENT:**

- G. Fiscal
- H. Meeting Location
- I. General
- J. SaveHudsonNH.org

## **TOWN DEPARTMENT COMMENTS:**

The following comments from Town Departments specifically relate to the fiscal impact analysis of the proposal. As the plan is still under review and revision, some departments require additional information in order to anticipate potential impact to their operations.

### *Assessing*

(See Attachment F)

### *Engineering*

The Engineering Department offers the following comments:

1. No impact on Engineering Services, including inspections and compliance (IDP).
2. Direct job breakdown for the lots don't match the jobs on traffic study.
3. Impact related to the sewer lift station at Sagamore Park Drive needs to be included.

### *Finance*

The Finance Department notes that the net revenue reported in the study does not account for the current revenue received from the golf course. The Finance director also asked why the study omitted county taxes.

Assessing provided the following information to Planning. In 2019, the two lots that are proposed to be developed by this application paid the following in taxes:

Map 239 Lot 1, 346 acres: \$78, 459.26

Map 234 Lot 5, 46 acres: \$9,916.92

Total: \$88, 376.18 in 2019

### *Fire /Inspectional Services*

The following comments are preliminary and subject to modification.

#### Capital Needs

1. Water: Any project in town would need to support and be able to deliver needed fire flow for the area. As you are aware water in certain areas of town may need increased pressure, storage or supply. So a complete water supply effort would need to be undertaken.
2. Communication: Depending on construction heights and construction type, the Fire Department will need to evaluate how this would impact public safety communication. The addition of a transmission/receiver site and in-building amplifiers will need to be reviewed.
3. Depending on the size and schedule of this project, the Fire Department would most likely need to review the possibility of a third party inspection process to support and represent the Town of Hudson. This will be specific to the project and report directly to

the Town of Hudson as a contracted town representative. This would need to remain in place through final certificate of occupancy.

Equipment Needs:

1. Depending on building size (square footage and height) the Fire Department will most likely need to conduct a risk analysis to examine potential construction accident and fire and ems response after certificate of occupancy. The utilization of a platform style piece of apparatus would be a good starting point for this conversation. Having the ability for this unit to work below and above grade would be specific increase to the safety program for this site.
2. The Fire Department will also want to conduct a gap analysis on our technical rescue equipment. This would allow us to make sure basic rescue efforts would meet the challenges of this construction effort.

***Public Works***

The proposed Green Meadow Drive would add to DPW's winter maintenance list. Additionally, it is not connected to any other streets under DPW's purview so it would require its own trip. Preferably this street would be private, or at least privately maintained in winter conditions.

Another fiscal concern relates to maintenance responsibilities of the proposed Riverwalk and boat ramp. If the town were to be responsible, DPW might require additional manpower and equipment.

***Information Technology***

With the proposed addition of traffic signalization cameras and controls, additional fiber optic cable will be needed.

***Police***

The Police Department is still evaluating the potential impacts of this project, which in part relies on the finalization of the applicant's traffic mitigation strategy.

In 2019, the Capital Improvements Plan prioritized the renovation and expansion of the Police Department as one of Hudson's capital needs. The expansion also include a carport for frontline vehicles to improve response time. Given the need existed before this application was submitted, implementation of any new large development would likely exacerbate the need for expansion/modernized police station.

***Planning***

This application has already necessitated the addition of a part-time assistant planner. This need, or more, will likely remain for the foreseeable future. While difficult to predict, an investment such as this project might induce additional development demand in Hudson, thereby increasing the need for additional personnel.