

# **HUDSON LOGISTICS CENTER**

## **SITE PLAN APPLICATION #04-20**

## **CONDITIONAL USE PERMIT APPLICATION #02-20**

**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.

### **APPLICATION DETAILS:**

1. Traffic Impact Study, revised September 2020 with excerpts from the Appendices.
2. Traffic Mitigation Plans, October 10, 2020.

### **ATTACHMENTS**

- A. Traffic Peer Review Letter from VHB, October 15, 2020
- B. Preliminary Approval Letter from William Cass, P.E., Assistant Commissioner, NH DOT, October 15, 2020.
- C. Memorandum from Nick Sanders, P.E., NH DOT Bureau of Traffic, regarding trip volume projections, September 30, 2020
- D. Memorandum from John Butler, P.E., NH DOT Bureau of Highway Design, regarding mitigation design, October 2, 2020, & Response Letter from Langan Engineering, October 9, 2020.
- E. Potential Peak Season Trip Generation Memorandum from Langan Engineering, September 22, 2020.
- F. Applicant Responses to Questions from Planning Board, Town Engineer & Public.
- G. Letter from Tyngsborough, MA Town Planner & Administrator to Hudson Town Planner & Planning Board, October 13, 2020.
- H. Public Comments received September 3 to October 14, 2020.

### **COMMENTS:**

Trip generation, distribution and methodology can be found in the Traffic Impact Study (**Details #1**). Specific, tenant-driven data has been provided for Buildings A & B, whereas Building C relies on ITE trip generation rates as the tenant is currently unknown.

Proposed mitigation strategies are shown in the traffic mitigation plans (**Details #2**).

#### **ATTACHMENT A - PEER REVIEW**

Please see **Attachment A** for comments from the Town's Peer Review consultant, VHB.

ATTACHMENTS B-D - NH DOT REVIEW

A preliminary approval letter from NH DOT is found as **Attachment B**, a letter from William Cass, P.E., Assistant Commissioner. Mr. Cass also communicates DOT's intent in developing a cooperative agreement for the operation and management of traffic signalization by the Town.

In NH DOT's review of the traffic impacts of a development proposal, three (3) elements are considered:

- Trip Generation: How many, and types of vehicle trips that are generated by the proposed development.
- Modeling: Origin and destination of trips generated by proposed development.
- Mitigation: Physical improvements proposed to offset the impacts occasioned by a proposed development.

*Trip Generation & Modeling*

Together, trip generation & modeling of the trip distribution comprise trip volume projections, which was approved by NH DOT in a September 30, 2020 memorandum from the Bureau of Traffic (**Attachment C**).

*Mitigation*

See **Attachment D** for review comments from NH DOT Bureau of Highway Design dated October 2, 2020, along with a response memo from Langan Engineering dated October 9, 2020. Mitigation design plans received by the Planning Department electronically on October 10, 2020 are found in **Details 2**.

ATTACHMENT E - PEAK SEASON

**Attachment E** is a memorandum from Langan Engineering regarding seasonal peak trip generation. As these facilities are responsive to the retail market, the holiday shopping season creates additional demand for labor and shipments. Langan estimates a peak season of 14 non-consecutive days with a 60% increase in trip generation. This memo also provides a concise description of the operations of Buildings A & B on pages 2-3.

ATTACHMENT F – APPLICANT RESPONSES

**Attachment F** comprises three (3) documents, responses to questions from the Planning Board, the Town Engineer and the Public.

ATTACHMENT G – LETTER FROM TYNGSBOROUGH, MA

In addition to **Attachment G**, Staff expects a forthcoming letter from Tyngsborough that may include a request to limit south-turning tractor trailer traffic as a condition. In other words, requiring tractor trailers to turn left when leaving the site.

ATTACHMENT H – PUBLIC COMMENT

Public comment collected between September 17 and October 14, 2020 is provided in **Attachment H**, which includes two petitions.

ADDITIONAL INFORMATION

The Planning Department received communication from BCM Environmental & Land Law on Wednesday on October 14, 2020 explaining that they've retained a traffic consultant, who is preparing a review of the traffic related materials. Due to unforeseen, medically-related, circumstances, this study was not completed at the time of this report. Staff expects BCM to furnish this study prior to, or at the time of, the October 21<sup>st</sup> meeting.

**RECOMMENDATIONS:**

Depending on the course of discussion at the October 21<sup>st</sup> meeting, it may be appropriate to take one of three actions. Draft motions will be provided.

1. Continue the traffic discussion to date certain, or,
2. Continue the hearing to the next topic of site plan to date certain, or,
3. Continue to the next topic of site plan to date certain and revisit traffic at a later date.