

Dubowik, Brooke

From: Michael Ruby <mrrubymichael@gmail.com>
Sent: Thursday, February 4, 2021 5:03 PM
To: Groth, Brian; ~BoS; Dobens, James; Dhima, Elvis; Planning; robert.scott@des.nh.gov; Scott Wade
Subject: Hudson Logistics Center

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Gentlemen and Ladies,

I would like to offer my reasoning for why the Town of Hudson should reject the application by Hillwood to build the Hudson Logistics Center.

1) Property Values - If my memory serves, Hillwood hired a consultant who stated that there would be no potential effect of the HLC on the values of homes in the area. His findings were contradicted by the consultant that was hired by Hudson who said that the comps that were chosen in the Hillwood study did not meet the quality standards of the homes that are adjacent to the property in question. I have not heard that these questions were ever brought up again in public meetings so I assume that there is still disagreement over what effect the project would have on home values.

I'm no expert, but I bet that if you asked Real Estate Agents to evaluate two identical homes that only had one difference, that being that one backed up to a golf course and the other backed up to a tall berm with a wall on the top of it and a multi building industrial complex behind it, 9 out of 10 agents would choose one over the other as being more attractive to buyers and therefore of greater value. And it would not be the house with the giant hill in its back yard.

This subject alone should be enough to vote down the project according to town bylaws.

2) Line of Sight Studies - Hillwood sent people out to the abutters homes to perform line of sight studies for the project. However, when I talked to my neighbors who participated in the study, they said that Hillwood chose to ignore several factors. First - the line of sight studies were done from 9 feet above the ground which does not take into account the fact that most of the homes that abut the project are two story homes and the upper floor windows are higher than 9 feet off the ground. They also did not take into account the fact that there will be HVAC units and possibly solar panels on the roofs of the buildings making the total structure more than 50 feet high. They also did not take into account the fact that the houses across the street from the abutters are also mostly two story and would have different angles for line of sight. This lack of insight by Hillwood either shows a willful misrepresentation of facts or a total ineptitude on their part. They also did not take into account the fact that the glow from the lights of the buildings at night will not be blocked by a berm or a wall. I guess we can say goodbye to seeing starry skies at night.

3) The General Character of the Town of Hudson - Hudson is not, and should not be an industrial town. It is a town where people feel comfortable raising their families or spending their retirement in quiet and peaceful comfort. There is just enough commercial that we can support local businesses and the few industrial complexes that do exist are well hidden. I've lived here almost four years and I would not even know of the existence of either BAE Systems or Mercury Systems if it weren't for the signs they have at their entrances. Right now, the south entrance to Hudson from Route 3 gives a peaceful feeling to those driving in. If the HLC is constructed, this entrance to the town would be industry and a lot of traffic as drivers will have to maneuver between all the vans and tractor trailers that will be sharing our roads.

4) Jobs - Hillwood is promising a lot of jobs, but Amazon is proud of the fact that they are working to automate all of their facilities as soon as they possibly can. So the question is, "How many of these jobs will still be here in 3-5 years as Amazon becomes more and more automated?". The truck and van traffic will increase over time as they work toward using these buildings to their full capacity, but the jobs will decrease. How is this good for Hudson?

With the length of this message I'm not even going to go into the increase in air, water and noise pollution that this project will bring or the damage that will be done to the wetlands.

I love living in Hudson. I can't imagine a better place for me to spend my golden years. I have great neighbors and a clean quiet neighborhood. If there is something that I cannot get in Hudson, I can always go across the river and find it in Nashua and then return to the peace of Hudson. Allowing the HLC to be built would change all of that, and not just for those of us who live adjacent to the golf course. The entire town will slowly start to realize that things won't be as good as they were before the HLC. No amount of tax money can make up for the loss of character of a town or the degrading of the quality of life for its residents.

Thank you for your attention to this matter. I hope you take into account my concerns as you make your decision. I hope you make your decision based on what is best for the residents of Hudson. Please add this letter to the packet for the next town meeting.

Sincerely,

Mike Ruby
7 Eagle Dr Hudson, NH

Dubowik, Brooke

From: Joe DiPilato <joe.dipilato@gmail.com>
Sent: Friday, February 5, 2021 4:47 PM
To: Groth, Brian; Planning
Subject: Hudson Logistic Center

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Public input.

I have serious concerns in regards to the site line study provided for hillwood as being valid for consideration of the current proposal. As expressed previously I maintain that there is reason to believe that the plan as submitted is in violation of Hudson codes specifically in this domain.

I believe that the methodology and conclusions are not reasonably or scientifically founded and that the areas of most concern are omitted from consideration, and that the data has the appearance of being cherry picked in a way that is deceptive to the town of Hudson, and interfere with the towns ability to make an informed decision.

In particular, there is insufficient consideration for the following real impacts which if unaddressed would result in violations of Hudson codes:

> Insufficient buffering for both sight and sound screening for ALL portions of residential properties, not simply unrepresentative selections.

Of particular significance is the violation of sufficient buffering at both the near and far corners of property lines and not simply at select central locations.

Pay special attention to the lack of buffering, in direct violation of Hudson codes, at the furthest corner of Eagle drive. This area of concern has been raised multiple times and has not once been addressed. Hudson codes expressly protect all areas of abutting properties and not simply subsets.

Also, an unsightly sound dampening structure would not be considered to be a sufficient visual buffer (though it may be an auditory one) in accordance with the intent of the town codes and itself would as stated in the codes require natural screening (as this is certainly feasible per the codes). The omission of such natural screening would imply that a sufficient visual barrier from one industrial wall would be the erection of another industrial wall. This would be a clear disregard for the intent of the Hudson codes as a protection for the residents, and be a violation that our town should demand are sufficiently screened with natural barriers.

Though photos were taken for the sight line study at exactly this corner of the residences in order to establish if the town of Hudson could reasonably assess if the Hillwood proposal would be in violation of Hudson codes, this very important and telling data point is negligently missing from any mention in the report.

I believe it would be willfully negligent for our town to not request and follow through with the appropriate level of diligence to ensure that sufficient data and visual representations are provided for the areas described, including both sight and sound considerations.

Thank you.

February 7, 2021

To: Planning Board and Town Planner Brian Groth

Re: Proposed Hudson Logistical Center – Unsatisfactory Sight-Line Study (using specific problems at 11 Fairway Drive)

Hillwood's sight-line study unveiled at the January 27th 2021 Planning Board Meeting was unsatisfactory, seemingly more of an effort to feign completeness than to truly solve a massive problem. While taking 7 months to complete, Hillwood's study was marred by **incompleteness**, **inaccuracies** and **inadequacies**. To be more specific:

Incompleteness:

- **Missing Sight-Line-** When Hillwood's representatives came to my house on July 9th, 2020 they took two sets of photographs, to show how they could obscure building B and associated lighting:
 - The first set of photos were looking directly towards the proposed berm (*the only set used in the January 27th 2021 presentation*).
 - the second set of photos were looking slightly left towards the river where the land drops 20-30 feet, exposing the southwest section of building B and associated lighting. Hillwood reluctantly said they would include this sightline because of the dramatic drop in elevation, **but it was missing in their presentation**.
 - *Reference Exhibit A shows the orientation of these two sight-lines*
- **Excluding Other Sight-Lines-** Hillwood said they would reach out to Fairway and Eagle Drive houses that were across the street from abutters, as they also have direct views of the proposed buildings and the associated lighting. This was not done.
- **Avoiding Fall Pictures-** Hillwood lost an opportunity to retake pictures in the fall after the trees lost their leaves. Summer views are vastly different for half the year.

Inaccuracies:

- **Wrong Elevation-** Hillwood's photos were taken at 5-6 feet in elevation; however, the wide view into my backyard is predominantly from my family room and kitchen, where the elevation is at ~10-15 feet and through 5-8 windows in this room alone. I sent Hillwood these sight-line pictures (August 11th 2020) but again these pictures were not used.
- **Incorrect or Deceptive Measurements-** Hillwood seems to take credit for using the woods on my property to obscure Building B, going as far to explain that my trees, on my property, would remain (*i.e. "existing wooded area to remain"*). Frankly, the choice of whether to keep my hardwoods on my property is mine, not an aspirational developer's. Ironically, for the last 3 years we contemplated adding a pool and opening some space in our backyard, good thing we didn't. Hillwood also misstates the depth of the tree-line they would be leaving in place. Along my sight-line to Building B, I estimate Hillwood is leaving a modest ~4-6 feet (*reference Exhibit B*). Hillwood's exaggerations cause Hudson residents to continually question their creditability.
- **"Cartoonish" Sight-Line Renderings-** Hillwood's sight-line renderings look oddly deceptive, presumably due to their wide-angle perspective which distorts distances between objects and creates their signature "prairie-like" views.

Inadequacies:

- **Sound Wall-** A 10 foot sound wall is aesthetically unappealing. It is just as unsightly as the industrial buildings themselves they are trying to obscure...
- **Unsightly View-scape-** Trees that take 10 years to grow in and only have a 3 year warranty, pushes the burden of solving for the unsightly view-scape from the developer to the abutters, directly contradicting Hillwood's claim that *"The Hudson Logistics Center would protect neighbors by*

building a tall tree-lined berm, including a sound barrier, to significantly reduce sound line and visual impacts”

- This viewscape will undoubtedly decrease property value- this is common sense...

Thoughtlessness:

- **Inconsiderate or Antagonistic?** – To take photographs for the sight-line analysis, Hillwood reached out to a few abutters on July 6th, 2020, demanding meetings with only 2-3 days advanced notice (*on July 9th or 10th 2020, reference Exhibit C*). Although I changed my busy work-calendar to accommodate the short-notice, I heard nothing from Hillwood until the shocking unveil on January 26th 2021. This is truly unprofessional and another lost opportunity for Hillwood to back their words (*desire to be the good “neighbor”*) with real action. Unfortunately, Hillwood’s lack of consideration and sense of entitlement has become a disturbing pattern. They are “long in packaging but short in delivery”.

The incomplete sight-line “study” is just another missed opportunity for Hillwood to demonstrate they can make their actions as good as their “promises”. Furthermore, these deficiencies directly contradict the need to seek “creative solutions to residential neighbor concerns” (*reference Exhibit D*) as expressed in Concord (February 20, 2020), which was also attended by Hudson’s Board of Selectman Chairman, Mr. Morin. Hillwood’s ignoring this sentiment, is disrespectful to Hudson residents and risks painting Hudson officials who try to run an objective process as enablers or accessories. Once again the abutters and neighboring residents have wasted their time and financial resources to address Hillwood’s oversights.

Recommendation- Given the incompleteness of Hillwood’s sight-line analysis, this work should be taken out of their hands, and given to an objective 3rd party who can interpret Hillwood’s plans and actually conduct the analysis comprehensively from every house (*for both abutters and neighbors with views from across the street*).

Respectfully Submitted
Dean Sakati
11 Fairway Drive
Hudson, New Hampshire 03051

Exhibit A: 11 Fairway Drive Orientation Picture and Sketch (for reference, shed is 16ft wide):

- **Blue lines** show sight lines Hillwood was supposed to complete (*only one was completed*)
- **Green line** shows how my property line is much further back (*or Hillwood's tree-line contribution is much shallower*) than Hillwood's depiction
- **Red Lines** show the proposed locations of the berm's crest and building B
- **Conclusion:** Hillwood's claims of providing obscurity are exaggerated and ineffective

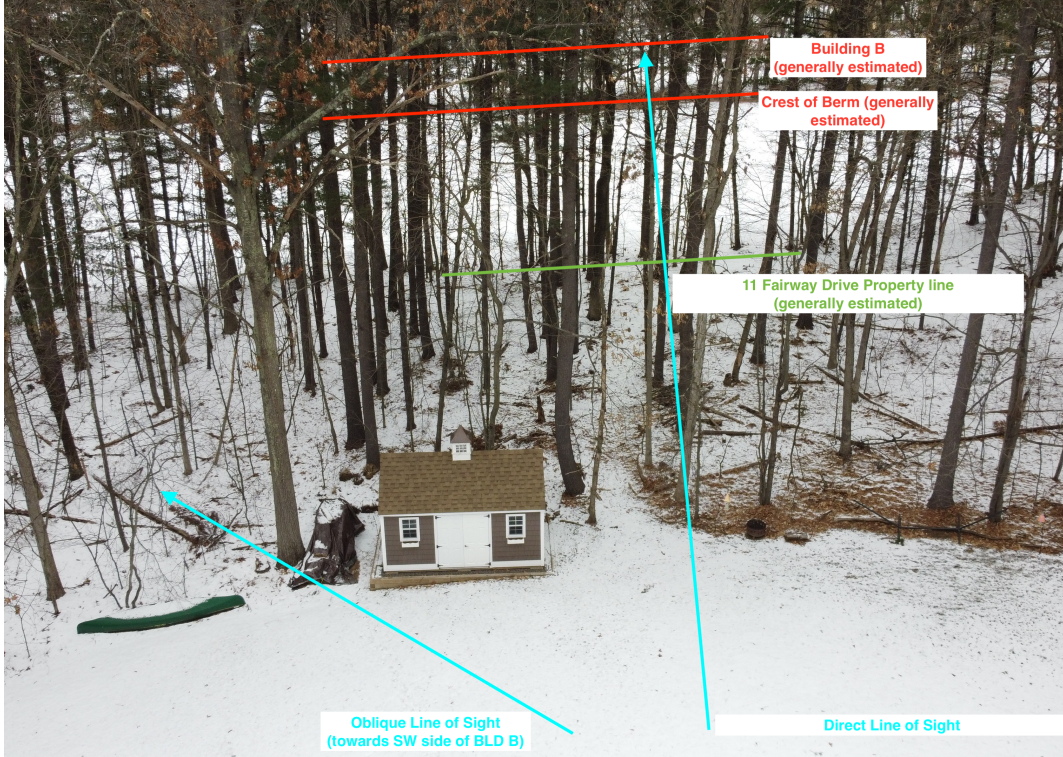
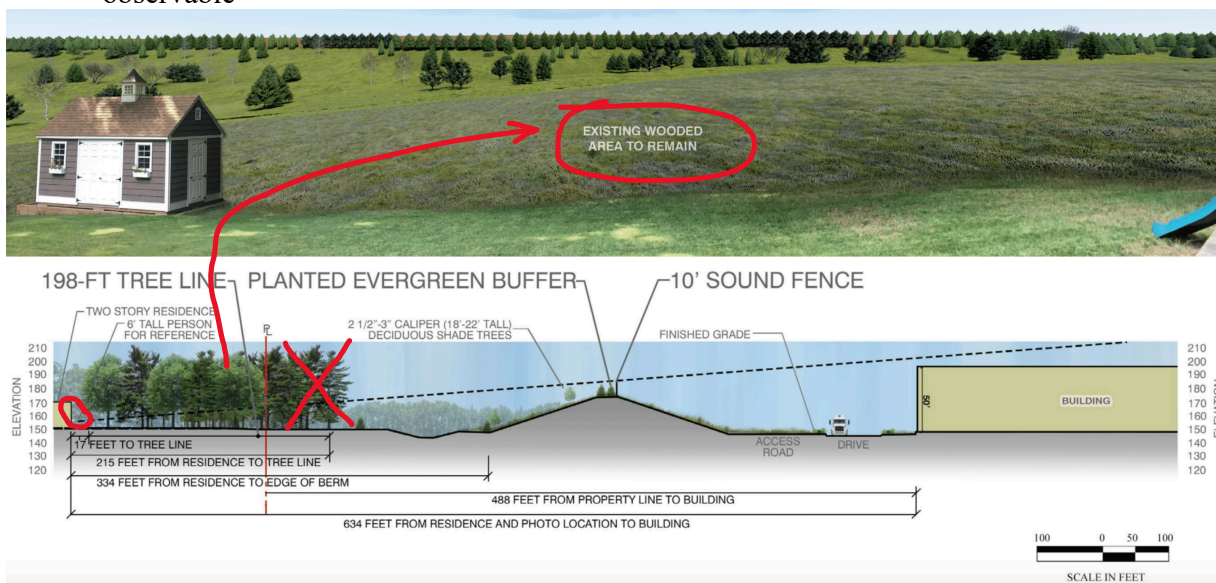


Exhibit B: Hillwood's rendering

- Exaggerates the amount of tree-line Hillwood contributes
- Hillwood claims "existing wooded area to remain"... ~90-95% of these woods are my property; therefore, this is my choice, not Hillwood's!
- Sight-line starts too low at 6 feet... Real elevation is higher, presumably making building B observable



Appendix C: Hillwood's "Offer" to Meet with "Neighbors"

- Hillwood providing only 2-3 days advanced notice for this meeting... doesn't feel very "neighborly"
- Such short-notice meetings, followed by seven months of silence, is unprofessional or perhaps passive aggressive



RECEIVED JULY 6TH, 2020

Dear Neighbor,

As part of our ongoing effort to hear and understand your concerns, the Hudson Logistics Center is pleased to offer an opportunity to meet individually with our project's landscape architect, Michael Hunton from Langan Engineering and Environmental Services.

Michael will be available from **11:00 AM - 7:30 PM on Thursday, July 9th**, and **10:00 AM – 5:00 PM on Friday, July 10th**, to meet at your property, personally assess the views from your yard and listen to your unique concerns. A representative from our community outreach team would also attend and assist.

We have heard that many abutters would like to see how our proposed berm and buffer system would look from individual homes. Taking photos from various points on your property with Langan's camera would allow us to develop materials that will simulate those views.

To ensure everyone's safety, we would wear masks and adhere to all social distancing guidelines during the visit. We would not ask to enter your home, but rather ask you to take photos with Langan's camera from within if you so choose.

If you would like to arrange a meeting on July 9th or 10th, or have any questions, please contact us at info@HudsonLogisticsCenter.com or 603-267-4002.

We look forward to hearing from you.

Best,

Justin Dunn
Vice President, Development
Hillwood

Appendix D: Confidential meeting in Concord February 20, 2020 indicating “creative solutions to residential neighbor concerns” is required... Hillwood has shown no respect for this.

Malizia, Steve

From: Bergeron, Michael <Michael.Bergeron@livefree.nh.gov>
Sent: Thursday, February 20, 2020 12:11 PM
To: Magness, John; Frederick, Gary; Dunn, Justin
Cc: Sununu, Christopher; Fries, Alexander; Caswell, Taylor; Sheehan, Victoria; Scott, Robert; Morin, Dave; Malizia, Steve; Thomas Farrelly/USA; Drew, Tim; Cass, William
Subject: Hillwood NH project follow up--Bergeron
Attachments: Hudson golf map ariel.gif
Importance: High

Confidential

February 20, 2020

John, Gary, and Justin:

On behalf of the State of New Hampshire, Town of Hudson, and the Friel brothers, we thank you for meeting in Concord and providing a great overview of the Hudson logistics project.

Brief meeting summary:

- 1,800 new jobs
- \$2 million weekly payroll
- Three logistics buildings totaling 3 million square feet
- The first two warehouses built at about the same time and the third phased in as a spec project
- 350 to 400 million dollar Hillwood investment and about 400 million dollar Amazon investment
- Occupancy fall, 2021
- Key issues:
 - Meet occupancy time line by:
 - Creative and timely solution to traffic
 - Team approach to mitigating any DES/Fish and Game/Historic impacts
 - Timely approvals from Hudson
 - Creative solutions to residential neighbor concerns

Project Contacts:

- DOT liaison: Bill Cass
- DES liaison: Tim Drew
- Hillwood liaison: Justin Dunn
- Friel brothers liaison: Tom Farrelly
- Hudson liaison: Steve Malizia
- Governor liaison: Alex Fries
- BEA liaison and project communication: Michael Bergeron

As follow up action items:

- Justin will request his traffic consultants submit the latest traffic report by March 4th using actual trips for the Amazon buildings (closer to 3,000 ADT) vs ITE.

- Bergeron will send labor study to Victoria
- Bergeron will contact Tim Drew at DES who will coordinate a DES/Fish and Game/Historic Resources team meeting next week to discuss study requirements.
- Bergeron will contact Bill Cass at DOT to set up a meeting after his team has reviewed the new traffic data.
- Bergeron will coordinate a team conference call update mid-March.

The Governor is in full support of this exciting project and we will work together to meet the occupancy time line and make this new logistics park a success for everyone!

Michael

Michael Bergeron
Senior Business Development Manager

Division of Economic Development
Department of Business and Economic Affairs
State of New Hampshire
(O) 603-271-0658
(M) 603-419-9163
nheconomy.com // Twitter: nheconomy



Dubowik, Brooke

From: Christopher Thatcher <clthatch@gmail.com>
Sent: Wednesday, February 10, 2021 12:10 PM
To: Groth, Brian; Planning
Subject: Union Leader Article

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Hello Brian,

Please see this article in which the Union Leader and the developer for Manchester Airport clearly state that this development is planned because of the logistics centers planned in Hudson, Kingston and Hookset:

<https://manchesterunionleader-nh-app.newsmemory.com/?publink=16eb7ce4d>

If this is not a done deal as the town and board has claimed, then why is everyone else acting like it is? If this is not a done deal I would expect that the town would look to correct the developer and the paper so as to avoid the appearance of bias on the part of the town.

Chris Thatcher

Dubowik, Brooke

From: Rob C <rob613@gmail.com>
Sent: Wednesday, February 10, 2021 9:53 PM
To: Groth, Brian
Cc: Planning
Subject: Re: Planning Board

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Hi Brian,

Thank you. My concern is that I don't feel confident that Mr. Plante accurately answered my question last meeting, and due to my difficulties in communication I fear I forgot to clarify that my question was from the point of view of my across the street (not direct abutter) perspective, and from the 2nd floor bedroom window height.

Some discussion already touched upon this. As well as touching again upon my concerns about lamppost height / visibility, as well as roof top appurtenances, such as A/C units or solar panels, but specifically line of sight for purpose of sound disturbances, potentially above the maximum allowed number of decibels, if there is line of sight from A/C units to/from my 2nd floor bedroom windows that face the street.

I would be grateful if the Planning Board would consider asking Mr. Plante to review his answer to me, confirm or correct them in light of this clarification?

And more so since he and his colleagues now admit that some visibility of the buildings from residences on Fairway, particularly from 2nd floor windows, and not even yet addressing the aspect of being across the street, further South from the fence on top of the foundation (he now admits - important point for the buffer construction permissibility...) than his sight line diagram shows.

It would seem to me that Mr. Plante misled the Planning Board, and the Public, when he answered my question (last meeting) stating that the building could not be seen, and that the parapet wall hides all the roof top structures.

--Robert Chesler

On Wed, Feb 10, 2021 at 9:36 PM Groth, Brian <bgroth@hudsonnh.gov> wrote:

Hi Robert,

I just wanted to let you know that the public input portion at the beginning of this meeting was a continuation of last meeting for those who were cut off by curfew. I will look for your hand raised next time public input is opened.

Dubowik, Brooke

From: Jerome Bento <jeromejbento@gmail.com>
Sent: Thursday, February 11, 2021 9:37 AM
To: Planning
Subject: Public Input - 2/10/2021
Attachments: Planning Board 10 Feb 2021.docx

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Please see the attached document I used during the Planning Board Public input session last evening.

Please distribute as appropriate.

Thank you
Jerome Bento
7 Muldoon Dr
Hudson, NH 03051

Thank you, Mr. Chairman and members of the board.

I rise tonight to seek clarification of Mr. Brad Griggs employee numbers that he presented at the December 30th Planning Board meeting. I did send a request for clarification on January 5th that was included in the January 13th Planning Board packet and then used for the January 27th, but I have not seen any response as of today.¹

On December 30th Mr. Griggs indicated that the total Amazon employees would be 1450 expanding to 1650 at peak periods. Part time employees would also be used, but no numbers were provided. **How many part time employees will be working?**

Mr. Griggs also mentioned the use of seasonal employees? **How many season employees are expected?**

Who owns building maintenance and custodial functions once Amazon starts operations? **How many? Amazon? Hillwood?**

How many Hillwood employees will be on the site once Amazon starts operations? **How many?**

How many contractors will be onsite? Maintenance, Custodial, IT, Food Service and **Security?** I do not expect Amazon to provide the total number of security staff, but the numbers for other contractors should be available. **How many?**

The industry standard for maintenance employees (Electricians, plumbers, HVAC Technicians, etc is 1 employee per 50,000 Sq Ft. In the proposed environment of over 2.6 Million Sq Ft that would be 52 people for the maintenance functions. **How many?**²

The industry standard for custodial employees is 1 employee per 28.000 Sq Ft. In the proposed environment of over 2.6 Million Sq Ft that would be 89 people for the custodial functions. **How many?**³

Yes, I have heard that the contractor positions are all covered under the ITE, BUT we deserve to know how many people will be assigned to these facilities.

¹ <http://www.hudsonctv.com/CablecastPublicSite/show/9500?channel=1>

² <https://www.facilitiesnet.com/facilitiesmanagement/article/Facility-Staffing-Levels-Maintenance-Custodial-and-Grounds-Care--17471#:~:text=For%20custodians%2C%20the%20median%20is,62%20percent%20outsource%20the%20function>

³ <https://www.facilitiesnet.com/facilitiesmanagement/article/Facility-Staffing-Levels-Maintenance-Custodial-and-Grounds-Care--17471#:~:text=For%20custodians%2C%20the%20median%20is,62%20percent%20outsource%20the%20function>

Let us talk briefly about the Amazon facility in Fall River, MA that has been mentioned multiple times as a comparable facility. While the functionality may be the same as the Hudson proposal, the location is alongside a highway with no residential properties in the area. The Fall River is 1.3 million Sq Ft and in the year it opened (2017) had 1250 employees and in 2019 had 951 employees. In April 2020, the facility was advertising for 400 positions.⁴ The Fall River facility is 50% the size of the Hudson proposal. If we take the low employee number of Fall River employees, 951, people from 2019 and double it for Hudson and that will be 1,902 people. **Will the Hudson facility employ 1902 people, not counting contractors?**⁵⁶

According to OSHA records for 2018, Fall River's Amazon facility reported a total of 125 workplace injuries that year. This number equates to roughly one employee injury being reported every three days in Fall River.⁷

Yes, I have heard that the contractor positions are all covered under the ITE, BUT we deserve to know how many people will be assigned to these facilities.

These clarifications are required to ensure the traffic study included the total people working at the site, not just Amazon employees.

These clarifications are also required for the Fiscal Impact study as our police and fire departments can not provide accurate financial estimates without the complete picture of the onsite workforce. Every person at the facility is a potential customer for our Police and Fire services.

The Fiscal Impact is critical to the decision making process in that from the beginning it has been stated, and those statements continue, that this development will contribute approximately \$5 Million of tax revenue to the Town of Hudson. That may have been true at one time, but now that the developer has stated they will deed 120 acres of conservation land to the town I must believe that the tax impact will be considerably less than \$5 million.

So, in conclusion, the applicant should provide a spreadsheet showing all the people that will be working at the site at peak times so both the traffic and fiscal impacts can be accurately determined.

On Thursday morning I will be sending this document to Mr Groth and the Planning Board. This document will show the links to my research that I have quoted tonight.

Thank you for your time and hard work on this project.

⁴ <https://www.tauntongazette.com/news/20200415/amazon-wants-to-hire-400-more-workers-for-its-fall-river-facility>

⁵ <https://www.heraldnews.com/news/20190327/report-employee-numbers-drop-30-percent-at-fall-river-amazon>

⁶ <https://www.bizjournals.com/boston/news/2019/03/27/amazon-reports-30-drop-in-long-term-jobs-in-fall.html>

⁷ <https://www.heraldnews.com/news/20191211/report-at-fall-rivers-amazon-facility-125-injuries-reported-in-2018>

Dubowik, Brooke

From: Lindsay Benson <lindsayabenson@gmail.com>
Sent: Thursday, February 11, 2021 7:00 AM
To: Planning; ~BoS; Groth, Brian; Malizia, Steve
Subject: Question and Concern

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Planning Board and Selectboard -

After watching last night's Planning Board meeting, I'd like to submit a concern and a question. When Selectwoman McGrath asked Hillwood to explain their definition of "Reasonable" in regard to screening efforts, Attorney Passay was very quick to bring up the building height amendment that was voted on and passed in 2017. What concerns me is how Attorney Passay is creating the narrative that the vast majority of Hudson wants this development, solely based on a vaguely written warrant article. So that we are all on the same page, here is the amendment as it was written:

Amend Article III, General Provisions, by amending § 334-14, to permit a maximum building height of fifty (50) feet for buildings used for manufacturing, warehouses, distribution, and office space ancillary to said principal uses, and specific to certain Industrial (I), General (G), and General-One (G-1) zoning districts. (Approved by the Planning Board by a vote of 5-2)

I was one of 684 voters out of 2,283 (a small sampling in itself by the way) who voted no on this. Regardless, can we all agree that "specific to certain...zoning districts" could have been reworded in such a way that was more transparent to voters? Furthermore, when looking back on the discussions around this zoning amendment, nowhere did it ever mention the possibility of a development as large as this one. In fact, I took a note from one of these 2016 Planning Board meetings where someone said, "It is a wise goal for any community to not adversely impact quality of life and create undo harm," during the discussion.

On a separate note, I have a question about WA2 on this year's town ballot. In reviewing the meetings it seems as though this amendment is changing a few definitions. I felt it was important to ask whether this zoning amendment was motivated by or could help Hillwood in any way. Please let me know as I'm hoping to understand any ramifications before making an informed decision at the elections. Since zoning amendments aren't presented at Deliberative Sessions, it's hard to get a full sense of their purpose and potential consequences.

Thank you,
Lindsay Benson

Dubowik, Brooke

From: Scott Wade <sjwade7422@gmail.com>
Sent: Friday, February 12, 2021 10:00 AM
To: ~BoS
Cc: Planning
Subject: Mr Coutu's comments about Fire and Police reports on HLC

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Good morning,

At the planning board meeting on Feb 10th, Mr. Coutu stated that the chiefs of the fire and police departments have stated in writing that they don't see any fiscal impact (police) and might need one new piece of equipment (fire). When will this "report" or email be made public?

Also, when will they appear before the planning board to answer some questions the public has?

Thanks,
Scott

--
Scott J. Wade
1 Fairway Drive

Dubowik, Brooke

From: Scott Wade <sjwade7422@gmail.com>
Sent: Saturday, February 13, 2021 3:39 PM
To: ~BoS; Planning
Cc: Groth, Brian
Subject: Hudson Logistics Center and Real Estate

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Good afternoon,

In today's mail was this flyer. This is at least the second time a mailer like this has come since the HLC proposal was announced. That doesn't include the numerous flyers of people offering to buy our home.

The scare tactics are real. But more importantly so is the concern as to what this facility will do to our peaceful enjoyment of our homes as well as the value. Living next to an industrial park and living next to a golf course are not even close to the same thing.

This realtor, though I don't like the scare tactics, gets it.

Thanks,
Scott




**KEEP
CALM
AND
LET'S FIND
YOU A NEW HOME**

CONTEMPLATING ON SELLING?

Home sales have never been higher! With low inventory, homes in your neighborhood are in high demand. On the buy side - interest rates for mortgages are at a record low, making now a great time to SELL and relocate!

Capitalize on this opportunity as potential neighborhood change is on the horizon.

kw METROPOLITAN
KELLER WILLIAMS REALTY

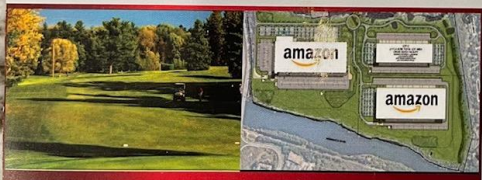
168 S River Rd Bedford New Hampshire 03110



Tom Bolduc
603-845-6345
t.bolduc@kw.com



Greenspace to GREEDspace



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Date: February 15, 2021

To: Planning Board (via email) Please include this in the 2/24/2021 Planning Board packet

Re: HLC construction: **Bedrock Blasting at Building C location adjacent to Residential neighborhood**

So far the Applicant has failed to clarify or discuss Blasting of Bedrock at any Planning Board meetings. It most definitely relates to public health and safety.

Please look closely at the various documents for the Hudson Logistics Center

ALTERATION OF TERRAIN PERMIT

The Hudson Logistics Center NHDES Alteration of Terrain application form page 3 of 9 item O (see below) states there will be NO blasting of bedrock required for development of the site.

N. Did the applicant/applicant's agent have a pre-application meeting with AOT staff?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, name of staff member: Ridgely Mauck, P.E - Program Supervisor – Permitting & Bethann McCarthy, P.E.		
O. Will blasting of bedrock be required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, estimated quantity of blast rock: _____ cubic yards		
If yes, standard blasting BMP notes must be placed on the plans, available at: http://des.nh.gov/organization/commissioner/oup/publications/wd/documents/wd-10-12.pdf		
NOTE: If greater than 5,000 cubic yards of blast rock will be generated, a groundwater monitoring program must be developed and submitted to NHDES. Contact AOT staff for additional detail.		

¹ Env Wq 1503.05(c)(6), requires proof that a completed application form, checklist, plans and specifications, and all other supporting materials have been sent or delivered to the governing body of each municipality in which the project is proposed.

² Env Wq 1503.05(c)(6), requires proof that a completed application form, checklist, plans and specifications, and all other supporting materials have been sent or delivered to the Local River Advisory Committee, if the project is within ½ mile of a designated river.

rdg.mauck@des.nh.gov or (603) 271-2147
NHDES Alteration of Terrain Bureau, PO Box 95, Concord, NH 03303-0095
www.des.nh.gov

Alteration of Terrain Permit Application Form - 2017 - revised 12/2019

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However, the Applicant has acknowledged that bedrock exists in the building C footprint (see following Geotechnical Study for Lot C reference). However, it is unclear if the NHDES Alteration of Terrain Bureau is aware of this if the application form sheet has not been updated.

GEOTECHNICAL ENGINEERING STUDY LOT C

However, when you go to the current Geotechnical Engineering Study Lot C for Hudson Logistics Center revised 31 August 2020 on page 24 of 27 in section Excavation, Fill, Placement, and Compaction Criteria the Applicant states "rock removal within the proposed building is anticipated" (see below):

Within the proposed building footprint, the top of competent rock (either refusal of the drilling equipment or rock coring) was encountered from about el +108 to el +140. Though at one test pit location (C-B-TP-10), bedrock was inferred at el +151). Given a proposed finished floor elevation of el +150, rock removal within the proposed building is anticipated.

Within the proposed roadway and site areas, the top of competent rock (either refusal of the drilling equipment or rock coring) was encountered from about el +116 to el +143. Based on the current site grading, rock removal may be required to the west of the proposed building in the truck court and parking areas.

Current project plans state the Building C finished floor elevation is 149.0, not elevation +150.

STORMWATER MANAGEMENT REPORT

The current Stormwater Management Report for Hudson Logistics Center revised December 2020 on page 35 of 38 in section for Bedrock states that the Applicants engineers have already developed a "rock surface model" with bedrock elevations (see below):

Bedrock

Refusal was encountered in various location on site at varying depths. A rock surface model has been developed to ensure proper separation from sensitive stormwater features and to be incorporated into the site design. Detail information on rock elevations can be found in the geotechnical engineering studies attached to this report.

For public health and safety knowledge is the Applicant going to blast 1, 10, 100 or even 1,000 cubic yards of bedrock? The Planning Board and public should be informed of the estimated amount during public review of the project and not have to wait until after construction starts to find out about it.

The existing bedrock surface elevations model should be posted on the Town website and forwarded to the peer review engineers Fuss & O'Neill for full disclosure of known information.

Town code 290 Stormwater Management recently approved by the Planning Board gives you the authority to request this information.

Section 290-7 (A) (7) states "the Board of Selectmen, Planning Board, Town Planner, or Town Engineer has the authority to request, "Any other specific study, calculation, or investigation as requested by the Town."

REQUESTS to the PLANNING BOARD:

- Please request the Applicant to explain in detail the full impact of bedrock disturbances and to make the surface modeling plan part of the public record.
- The public deserves more information concerning Blasting than just a plan note on a Hudson Logistics Center drawing.
- The adjacent residential properties deserve evaluation of their house foundation before start of any construction blasting and after for baseline comparison information for possible damage litigation.
- Personally, I do not believe my neighbors or I should have to wait to hear our windows rattle to learn how much blasting there will be.

Respectfully submitted
James Crowley
4 Fairway Drive

Date: February 16, 2021

To: Planning Board (via email) Please include this in the 2/24/2021 Planning Board packet

Re: HLC construction: **Groundwater table disturbance at Buildings A, B and C areas**

So far the Applicant has failed to clarify or discuss **Groundwater table disturbance** at any Planning Board meetings. It most definitely relates to public health and safety.

Please look closely at the various documents for the Hudson Logistics Center

The groundwater table will be disturbed due to the excessive amount of excavation required to level the site for the 2.5 million square feet of building foot print area. The Applicant acknowledges the groundwater table will be disturbed but the magnitude of the disturbance has not been elaborated on to the Planning Board and the public. We do not even know if the impact extends beyond the boundaries of the site.

The Hudson Logistics Center Stormwater Management Report on page 34 of 38 in section on Groundwater Impacts states that the Applicants engineers have already developed a surface model for groundwater elevations (see the following excerpt).

Groundwater Impacts

Groundwater was found to vary greatly across the project site with shallow seasonal high water elevations in the eastern region of the site near the major wetland systems and at relatively deep elevations along the western property line next to the Merrimack River. Majority of site maintains several feet of separation between finished grade and seasonal high groundwater. Due to the large, flat footprint required by the specific use, the central and central southern portions of the site are located in a large cut area. This cut will impact and expose the existing groundwater surface.

To ensure there will be no hydrostatic lift and proper drainage below the proposed improvements, extensive sub-grade drainage systems have been designed in the areas of impact. A groundwater surface model was developed from the numerous borings and test pits performed across the site. The limits of groundwater 4 feet below the finished grade were then identified. Within those limits, below impervious surfaces and building slabs, a sub-grade drainage system was designed. The system drains by gravity directly to treatment ponds or to the stormwater conveyance network.

This surface model should be posted on the Town website and forwarded to the peer review engineers Fuss & O'Neill for full disclosure of known information.

Town code 290 Stormwater Management recently approved by the Planning Board gives you the authority to request this information.

Section 290-7 (A) (7) states "the Board of Selectmen, Planning Board, Town Planner, or Town Engineer has the authority to request, "Any other specific study, calculation, or investigation as requested by the Town."

REQUESTS to the PLANNING BOARD:

- Please request the Applicant to explain in detail the full impact of groundwater disturbances, and its impact on the stormwater management design.
- Please request the Applicant to make the groundwater surface modeling plan part of the public record to supplement the Sub-grade Drainage plans.

As a final note I want to thank the Town Planner for updating the original February 10, 2021 Planning Board packets with two missing letters from me. The first letter dated January 28, 2021 was a table empathizing the large volume of missing field data for stormwater design and the second letter dated January 29, 2021 was why the proposed primary access road way does not meet Town code and that the CUP CU#2-20 should be denied.

Respectfully submitted
James Crowley
4 Fairway Drive

Dubowik, Brooke

From: Scott Wade <sjwade7422@gmail.com>
Sent: Tuesday, February 16, 2021 12:03 PM
To: Planning
Subject: Recent Planning Board meeting RE: HLC sight line

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good afternoon,

During the February 10th meeting, board member Collins questioned why would anyone care if they can see the buildings from their second story. That's kind of short-sighted thinking but there are a couple of reasons.

First, Langan's engineer stated at the previous meeting after showing the slides of their sightline stated that the buildings wouldn't be seen by any of the abutters. Now, it turns out, that's not true. People looking out their second story will likely see the buildings. Will they hear the rooftop units? Which could disrupt their sleep. This sightline study is yet another Hillwood falsehood.

Second, destruction of property values. Contrary to what Hillwood's consultant stated about real estate value, living next to an industrial park that operates 24/7 is not the same as living next to a golf course. In real estate, location matters. The people that live in this neighborhood are likely worried about the destruction of the value of their homes and their quality of life. If you drive into the neighborhood and see these massive buildings lurking out in the distance, that may give people pause to wanting to buy a home in what was once called Hudson's most desirable neighborhood. The planning board needs to protect the value of these homes and cannot allow a project to come in that substantially affects them.

Lastly, pointing out the height of the berm and sound wall is insufficient irked Hillwood's attorney. He went on and on about what the town code says and that they are meeting it. Just meeting it. Let's not be a good neighbor and exceed this requirement. Let's not make our neighbors comfortable in their own homes. No. Let's cite legalese instead and come across as though we don't care about the neighbors, we just want our buildings.

Sincerely,
Scott

--

Scott J. Wade
1 Fairway Drive

Dubowik, Brooke

From: MARTHA MARSCH <m_bfairway@comcast.net>
Sent: Wednesday, February 17, 2021 5:07 PM
To: Groth, Brian; Planning
Subject: HLC Sight & Sound by Grade Levels
Attachments: HLC Sight & Sound Ltr.pages

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Dear Mr. Brian Groth,

Attached is a sight and sound analysis from my residence at 3 Fairway Drive looking toward the planned HLC site. I will see all three HLC buildings. The analysis uses the HLC site plan and the developer's Sight Line study.

Please add my name to your list of people to call at the next Planning Board Meeting. (603) 889-1195.

Respectfully Submitted,
William Marsch
3 Fairway Drive

Date: February 17, 2021

To: Planning Board (via email)

RE: Sight Line based on grade levels vs pictures:

At the January 27, 2021 Planning Board Meeting Hillwood presented a Sight Line Study showing views from several abutters toward the HLC site. The Study views were all in one direction, at ground level, and all HLC buildings were shown to be out of sight. At the February 10, 2021 Planning Board Meeting Hillwood acknowledged that abutters would see buildings from their second story windows. Our bedrooms are on the second floor. As an Abutter at 3 Fairway Drive I will see all three HLC buildings. My sight line is based on using planned grade levels for HLC buildings, the berm plus the sound fence, and the grade at my residence.

References: HLC Site Plan drawing CS100 dated Dec 1, 2020, and HLC Sight Line presentation on Jan 27, 2021. The base grade (FFE) for building A is 141.75'. Adding the 50' building height from the January presentation shows a total grade of 191.75' for building A. The total grade for building B is 197.5' (147.5 FFE+50' bldg). The total grade for building C is 199.5' (149.5 FFE+50' Bldg).

The berm grade plus the 10' sound fence at the side of my property facing building C is 185' (175'+10'). The berm and fence at the side of my property facing building B is 183' (173'+10'). The total height of the berm and fence facing building A is about 184'.

The grade at the patio adjacent to my house is 168'. My yard slopes up from the property line with the golf course. The middle of my upstairs windows is 15.5' above the patio. My view out the window is at about 184'. I will be looking straight out at the top of the sound fence. About 15 feet of both buildings B & C will show from my second floor and about 5' of building A will show. Since I can see the rooftops of all three buildings, I will be able to hear all the noise generated by rooftop HVAC units. I am greatly concerned about this noise coming through the windows and into the bedrooms.

The December 1, 2020 Sound Study used a total of 128 HVAC units. Of that total, 91 are 25 ton units that generate a noise level of 93dB(A) each. Looking at the closest buildings, B has thirty 25 ton units and C has thirty six 25 ton units. The study showed a four foot parapet around the buildings and stated it approached six feet in places, but did not specify where.

Each of the 25 ton HVAC units produces almost as much noise as each truck down at ground level. How can a four foot parapet stop the noise from thirty six 25 ton units on building C and thirty on building B? Perhaps the sound study used the 6' parapet on the South sides of buildings B & C to keep the noise contained. Was the 6' section of the parapet used in the Sound Study incorporated into the site plans and how does it affect the 50' building limit?

The Developer may view their plans to build a berm with planted trees and topped off with a sound fence as reasonable, but from my view point it is inadequate. Planted trees may hide building A, but will not, in my lifetime, hide buildings B or C. In addition, the noise coming from HLC into neighboring bedrooms is very troubling. Will the sixty six 25 ton HVAC units on buildings B & C, producing 93dB(A) of noise each be contained by a 4' or 6' parapet?

Respectfully submitted,
William Marsch
3 Fairway Drive