

HUDSON LOGISTICS CENTER

SITE PLAN APPLICATION #04-20

CONDITIONAL USE PERMIT APPLICATION #02-20

STAFF REPORT #12

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.

ATTACHMENTS

- A. Revised Plan Set from the applicant and received February 10, 2021.
- B. 3rd Round Applicant's Responses to Peer Review Comments on Site Plan, from Langan Engineering & Environmental Services, Inc., received February 10, 2021.
- C. 3rd Round Applicant's Responses to Peer Review Comments on Stormwater Design, from Langan Engineering & Environmental Services, Inc., received February 10, 2021.
- D. Applicant's Response to Soil Mapping Question, from Gove Environmental Services, Inc., received February 10, 2021.
- E. Applicant's Sound Study Update – Code Compliance Support Information, from Ostergaard Acoustical Associates, received February 10, 2021
- F. Peer Review Comments on the Ostergaard Acoustical Associates Feb 10 Update, from Harris Miller Miller & Hanson Inc., February 17, 2021.
- G. Building Height Calculations for Building A & B, from the applicant and received February 10, 2021.
- H. Update to the Real Estate Market Study & Responses to Public Comment, Wesley Reeks MAI
- I. 4th Round Peer Review Comments on Stormwater Design, from Fuss & O'Neill, Inc., dated February 8, 2021.
- J. Public Comment received February 4 to February 17, 2021.

PLAN UPDATE

A new set of revised plans was submitted on February 10, 2021.

PEER REVIEW: SITE PLAN

In a letter received by the Town on February 10, 2021 (**Attachment B**), the applicant's engineer addressed the previous peer review concerns, as summarized below:

- The applicant intends to withdraw the subdivision application, resolving the issues regarding missing benchmarks and missing roadway profiles.

- The applicant is willing to be subjected to the following conditions upon the board's approval:
 - Final easement to be subjected to the approval of the Town Attorney.
 - The proposed sewer facilities and infrastructure for the project to be subjected to the Town's sewer line acceptance procedures.
 - The proposed water services facilities and infrastructure for the project to be subjected to the Town's "WATER LINE ACCEPTANCE PROCEDURES Approved by BOS 7/28/2020," and "CHAPTER 274 -- TOWN OF HUDSON WATER UTILITY Rules and Regulations (Approved by BOS 7/28/2020)."
- The applicant will request a series of waivers, as follow:
 - A waiver on the parking requirements under Section 275-8(C)(2): 1,806 spaces proposed vs. 4,359 spaces required.
 - A waiver on the parking space dimensions under Section 275-8(C)(4): 9 feet by 18 feet proposed vs. 10 feet by 20 feet. The regulations specifically state, "the Planning Board may vote to allow dimensions of nine feet by 18 feet."
 - A waiver on the driveway regulations under Section 193.10(G): Two proposed driveways on Lot 234-35 vs. only one driveway is allowed per lot.
- The applicant is aware that the following waiver may be required:
 - A waiver on the proposed roadway cross-section under Section 289-28(C) & (G): the proposed driveway will provide a 5-foot sidewalk with a 6-foot island, whereas the regulations specify a 4-foot sidewalk with a 7-foot island. The Town Engineer had reviewed and would accept the proposed driveway cross-section.
- The applicant will comply with the Town's code on the remaining issues identified in the previous peer review comments, including the maximum building height, discussed later in this report.

PEER REVIEW: STORMWATER MANAGEMENT

In a letter received by the Town on February 10, 2021 (**Attachment C**), the applicant's engineer) addressed the previous peer review concerns, as summarized below:

- The applicant intends to withdraw the subdivision application and had incorporated all previous roadway design plans into their current plan set, resolving the issues regarding the Hayner and Swanson ROW subdivision drawings.
- The applicant acknowledged that an NHDES Alteration of Terrain permit is required for this project and had submitted a permit application.
- In response to the peer review concerns on wetlands impacts from erosion and wetlands buffer, the applicant has received a positive referral from the Town's Conservation Commission with respect to the conditional use permit (CUP) related to wetland impacts. A waiver from §290-5.A.10 would not be necessary if the CUP is approved by the Planning Board.
- The applicant intends to file the following waiver:
 - A waiver on the minimum stormwater conveyance velocities: Several storm drains in the proposed stormwater system exceeded the listed minimum velocity

of 2.0 fps. “The Town Engineer had been consulted and confirmed that pipe capacity will not be used as storage and is comfortable with the proposed velocities lower than 2 cfs [sic].”

- The applicant made several changes to the stormwater system design, including the addition of a catch basin in the center area of the Green Meadow Drive round-about. The Town Engineer had reviewed and accepted these changes as adequate.
- The applicant explained that the remaining issues identified in the previous peer review comments, including concerns about the impact of underdrains to wetlands, are adequately addressed by the proposed stormwater system design, and no impacts to the wetlands or Limit Brook area are anticipated. The applicant provided additional information to support their conclusion.
- “The applicant will coordinate with both NHDES and the Town to allow field verification of infiltration rates after the approval is granted.” And “[s]hould future infield testing during construction result in higher rate of infiltration, and engineered soil with a specific infiltrative capacity will be explored and installed in accordance with the NHDES guidelines.”

The Town’s peer reviewer (Fuss & O’Neill submitted a fourth round of Stormwater Management review comments included here as **Attachment I**. It appears that the only outstanding comments are related to §290-5.A.10, which is subservient to the Conditional Use Permit, and minimum drain velocities with which the Town Engineer has been involved and a forthcoming waiver request may be expected.

QUESTION ON SOIL MAP

In a letter received by the Town on February 10, 2021 (**Attachment D**), the applicant’s soil scientist (Gove Environmental Services) answered the peer reviewer’s question regarding differences in soil classification of the site between the NRCS soil map and the applicant’s plan set (the NRCS soil map show much of the site as Windsor loamy sand while the applicant’s plan set show much of the site as Agawam fine sandy loam): The soil scientist found the soil profiles dug on-site resemble the Agawam Series more so than the Windsor Series.

SOUND STUDY

In a letter received by the Town on February 10, 2021 (**Attachment E**), the applicant’s engineer (Ostergaard Acoustical Associates) addressed the previous peer review concerns by demonstrating that noise generated by the proposed use will comply with the various metrics of the Town’s noise code (Noise Limit 1 – 10). The demonstration includes four separate time history graphs of a sound pressure level in dB(A). The applicant’s engineer concluded, “the graphs highlight how site sound will be similar to existing conditions and, as a result, will have no negative acoustical impact on the area.”

In a letter received by the Town on February 17, 2021 (**Attachment F**), the peer reviewer (Harris Miller Miller & Hanson) found “the applicant has demonstrated that the Project can operate in compliance with the Town’s Noise Ordinance.”

BUILDING HEIGHT

Building Height Calculations submitted by the applicant and received by the Town on February 10, 2021 (**Attachment G**) show that the maximum building height from finished floor elevations (F.F.E.) for both Building A and Building B to be 45 feet 7 inches (45.60 feet), below the maximum 50 feet allowed by the Town's code.

REAL ESTATE MARKET STUDY UPDATE

The applicant's real estate appraisal consultant, Wesley Reeks, MAI, has provided an update to his Real Estate Appraisal Services Report as well as Responses to Public Comment (**Attachment H**). The update considers residential, industrial and commercial properties, including more transactions since the initial report. The update also addresses the potential impacts of, and peer review of, Traffic, Air Quality, Stormwater Management, Wetlands and Noise.

CONCLUSION

Staff recommends that at its February 24, 2021 meeting, the Planning Board addresses the Sound Study, Building Height and the update to the Real Estate Appraisal study.

DRAFT MOTION:

I move to continue the Hudson Logistics Center proposal, to date certain, March 10, 2021.

Motion by: _____ Second: _____ Carried/Failed: _____.