

# **HUDSON LOGISTICS CENTER**

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

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

## **LOT LINE RELOCATION & CONSOLIDATION SB #01-21**

## **STAFF REPORT #13**

**SITE:** 43 Steele Road; Map 234, Lots 5 & 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.

### **PLAN UPDATES**

1. Site Plan & Wetlands Conditional Use Applications; prepared by Langan Engineering, 888 Boylston St, Boston, MA 02116; prepared for Greenmeadow Golf Club, Inc. 55 March Rd, Hudson, NH 03051; last release date March 10, 2021.
2. Lot Line Relocation/Consolidation Plan, Hudson Logistics Center; prepared by Hayner Swanson, Inc., 3 Congress St., Nashua, NH 03062; prepared for Langan Engineering, 888 Boylston St, Boston, MA 02116; dated February 16, 2021.

### **ATTACHMENTS**

- A. Supplemental Information, prepared by Smolak & Vaughn Attorneys, cover letter dated March 3, 2021 and consisting of:
  - a. Waiver Requests
  - b. Letter from John D. Krebs, Planning Consultant
  - c. Memorandum from Attorneys Smolak and Pasay to the Planning Board, summary of application compliance.
- B. Response to Fuss & O'Neill's fourth peer review letter of site plan requirements, prepared by Langan Engineering, dated February 26, 2021.
- C. Response to GeoInsight Comments, prepared by Langan Engineering, dated February 25, 2021.
- D. Correspondences from BCM Environmental & Land Law, PLLC, dated February 24, 2021 consisting of:
  - a. Closing Statement
  - b. Request for consideration of development conditions
- E. Response to Fiscal Impact comments, Barrett Planning Group, dated December 16, 2020.
- F. Town Department comments related to fiscal impact and plan status (Fire, Police, Public Works, and Engineering).
- G. Architectural Signage Plans, prepared by Ware Malcomb Architects, dated March 2, 2021.
- H. Public Input received February 18, 2021 – March 4, 2021.

## I. CAP Fee Worksheet

### **PLAN UPDATE**

A new set of revised plans was submitted on March 2, 2021. A lot line relocation & consolidation plan application was submitted by Hayner Swanson on February 17, 2021. This application incorporates a portion of Map 234, Lot 34 (273 Lowell Road) into the development site, and further, seeks to consolidate the parcels proposed to be developed into one lot.

Staff recommends that the remaining portion of 273 Lowell Road that is not incorporated into the proposed development parcel be granted access to Green Meadow Drive for purposes of access management. The current access easement that facilitates the creation of Green Meadow Drive may provide for this condition, but should be confirmed by the Applicant.

### **REQUEST FOR DEDICATED PUBLIC INPUT MEETING**

As seen in **Attachment D** and **Attachment H**, BCM Environmental & Land Law and multiple residents have requested that the Planning Board hold a standalone meeting for the purposes of Public Input. BCM Environmental & Land Law also provides a closing statement in Attachment D. Staff recommends the Planning Board make a decision on the request for a dedicated public input meeting.

Some have requested that the Applicant not be present, and for a question and answer session with the Planning Board. Town Counsel has advised the following:

- Because this would be a public hearing, the Board cannot restrict the Applicant from attending or participating.
- The purpose of a public hearing is to receive input from the public. The Board is free to receive input in the form of questions from the public. Any questions relative to the Board's ultimate decision on the merits of the application should be taken under advisement and addressed by the Board during deliberations.
- It would be appropriate to encourage both the applicant and the public to refrain from reiterating past comments and to focus final public input on items not previously discussed or summaries.

### **SUPPLEMENTAL APPLICATION MATERIALS**

**Attachments A, B, C** and **G** contain supplemental information including the Applicant's closing statement, testimony from a planning consultant, waiver requests, responses to peer reviews, and the building signage program. Please note that sign permits are reviewed by the Zoning Administrator, not the Planning Board.

### **FISCAL IMPACT & TOWN DEPARTMENT RESPONSE**

Barrett Planning Group provided response to questions on fiscal impact in **Attachment E**. The Fire Chief, Police Chief and Director of Public Works have provided input to the Planning Board relative to the projected fiscal impact this proposal may have on their departments in **Attachment F**. Also in this attachment, the Fire Chief and Town Engineer provide input relative to the remaining engineering details mentioned in Fuss & O'Neill's peer review.

The Fire Chief's statements on pages 1-2 of his letter are standard requirements of site plans to meet the objectives of fire safety found in the Land Use Regulations as well as State of New Hampshire building and fire codes. In terms of fiscal impact, the Fire Chief intends to work with the applicant during the building & construction process that resides in his purview. Equipment and training needs are expected to be provided by the applicant as identified by the Fire Department during its review process.

### **WAIVER REQUESTS**

The applicant has requested the following waivers:

1. §276-13, which requires underground utilities in new developments.
2. §275-8.C(4), which allows for parking space dimensions to be reduced from 10'x20' to 9'x18' with Planning Board approval.
3. §275-8.C(2), which would require 4,777 parking spaces for an industrial use. The applicant proposes 1,806 parking spaces instead.
4. §193-10.G-I, which permits only one driveway per parcel and does not allow driveways within the side yard setback unless shared access is approved by the Planning Board.
5. §193-10.F; which sets a maximum driveway width of 50 feet, where proposed Green Meadow Drive serving the proposed development as well as Mercury Systems exceeds this width as it approaches Lowell Road.

### **CONCLUSION**

The Planning Board should address the request for a meeting dedicated to public input alone. Following this meeting, Staff will prepare a report related to forthcoming Planning Board deliberations, draft motions and a draft development agreement.

### **DRAFT MOTION:**

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

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.