



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: DECEMBER 9, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley	Ed Van der Veen	William Collins	Dillon Dumont
Chair <u> X </u>	Vice-Chair <u> X </u>	Secretary <u> X </u>	Member <u> X </u>
Jordan Ulery	Elliott Veloso		
Member <u> E </u>	Alternate <u> X </u>		
Brian Groth	Roger Coutu	Normand Martin	
Town Rep. <u> X </u>	Select. Rep. <u> X </u>	Alt. Select. Rep. <u> E </u>	

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

None.

V. MINUTES OF PREVIOUS MEETING(S)

- 14 October 20 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 14 October 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 5/0/1 (Coutu).

- 21 October 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 21 October 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. All in favor – motion carried 6/0/0.

- 18 November 20 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 18 November 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. All in favor – motion carried 6/0/0.

VI. OTHER BUSINESS

A. Zoning Amendments

a) Definition of Building Setback and associated terms.

Mr. Coutu moved for the Planning Board to conduct a public hearing on January 6, 2021 for the proposed amendments to §334-6 “Definitions” to clarify the definition of Building Setback, and associated terms, as presented and discussed at the December 9, 2020 meeting.

Motion seconded by Mr. Veloso. All in favor – motion carried 6/0/0.

b) Backyard Animals & Proposed §188-4

Mr. Veloso moved for the Planning Board to conduct a public hearing on January 6, 2021 for the proposed amendment Article VA “Backyard Animals” as presented and discussed at the December 9, 2020 meeting.

Motion seconded by Mr. Collins. Motion carried 5/1/0 (Dumont).

- B. Annual Report
- C. 2021 Meeting Dates
- D. Shepherd’s Hill Discussion

Mr. Veloso moved to request the peer review consultant and Town staff prepare a cost estimate to review the amendment to the proposed development of the project, proposed by Shepherd’s Hill Homeowner’s Association, consistent with the terms of the settlement agreement between the Town of Hudson & Shepherd’s Hill Homeowner’s Association, recorded at the Hillsborough County Registry of Deeds, Book 8835, Page 2478.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 6/0/0.

VII. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Dumont. All in favor – motion carried 6/0/0.

Meeting adjourned at 7:54p.m.

William Collins
Secretary

These minutes are in draft form and have not yet been approved by the Planning Board.



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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: DECEMBER 16, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley	Ed Van der Veen	William Collins	Dillon Dumont
Chair <u> X </u>	Vice-Chair <u> X </u>	Secretary <u> R </u>	Member <u> X </u>
Jordan Ulery	Elliott Veloso		
Member <u> E </u>	Alternate <u> E </u>		
Brian Groth	Roger Coutu	Normand Martin	
Town Rep. <u> X </u>	Select. Rep <u> E </u>	Alt. Select. Rep. <u> E </u>	



- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

None.

- V. OLD BUSINESS
 - A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 5, 34 & 35, Map 239/Lot 1
CU# 02-20	

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Mr. Van der Veen moved to defer the public hearing to date certain, December 30, 2020 due to potential Covid exposure within the meeting room during another committee's meeting. Motion seconded by Mr. Dumont. Roll call vote. Motion carried unanimously 4-0-0.

VI. ADJOURNMENT

Mr. Van der Veen moved to adjourn. Motion seconded by Mr. Dumont. Roll call vote. Motion carried unanimously 4-0-0.

Meeting adjourned at 7:05p.m.

William Collins
Secretary

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: DECEMBER 30, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley	Ed Van der Veen	William Collins	Dillon Dumont
Chair <u> X </u>	Vice-Chair <u> X </u>	Secretary <u> X </u>	Member <u> X </u>
Jordan Ulery	Elliott Veloso		
Member <u> X </u>	Alternate <u> X </u>		
Brian Groth	Roger Coutu	Normand Martin	
Town Rep. <u> X </u>	Select. Rep. <u> X </u>	Alt. Select. Rep. <u> R </u>	

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

None.

V. OLD BUSINESS

A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 5, 34 & 35, Map 239/Lot 1
CU# 02-20	

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001, And to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Public Input session continued from November 18, 2020 at 7: 02pm

James Crowley, 4 Fairway Drive – Reflections on NH DOT; concerns on geometry of mitigation designs.

Jim Dobbens, 4 Eagle Drive – concerned that trip generation is inaccurate; speculates that they will operate at a higher rate than 40%; concern of contingencies/assurances that post-construction traffic and environmental impacts will match projections.

Marie Dobbens, 4 Eagle Drive – Concern with 40% usage rate; existing congestion in vicinity of proposal; post-build traffic monitoring; light and sound impact concerns.

Karen Nevin, 3 Eagle Drive – Asked Planning Board members and Hillwood representatives if they would want this development in your neighborhood, back door, town or city.

Paula Michalski, 1 Rena Ave – comments on traffic at Rena/Lowell intersection, timing of traffic, health impacts of traffic, sound impacts to Ridgecrest neighborhood.

John Dubuc, 11 Eagle Drive – traffic distribution from project area to I-93, concerned that Hudson's back roads will be used by this proposal.

Paige Schaller, 213 Fox Hollow Drive – concerns of traffic distribution, concern on being an “experimental” site, number of loading docks.

Ed Thompson, 22 Burns Hill Road – requested the Board hold a public hearing [Chair responded that is what has been happening and what is presently happening], what happens in the event of an accident or heavy snowfall; traffic impacts of projects in other towns.

Carrie Arrington, 48 Orchard Park Lane – comment on Board member's body language.

Jerome Bento, 7 Muldoon Drive – concern on fiscal impact, when will it be revisited.

Heidi Jakoby, 94 Gowing Road – looking for update on Air Quality analysis; concern on 40% figure; accidents and safety statistics; driving habits of Amazon drivers.

Diane Mulligan, 5 Fairway Drive (remote) – looking for comparable Amazon/Hillwood developments for traffic figures reflective of proposed operations.

Bill Kallgren, 11 Winslow Farm Road (remote) – questioned the definition of the G-1 character description and its applicability to this application.

Dean Sakati, 11 Fairway Drive (remote) – concern with validity of traffic projections; concerned with Hudson site being a prototype; questioned what additional information can be offered to accurately identify traffic projections.

Jennifer Parkhurst, 123 Wason Road (remote) – contends that traffic projections approved by NH DOT do not work; contends that the project will fail; suggests Circumferential Highway should be part of the application.

Jeff Gowan, Planning Director, Town of Pelham, NH – questions on employment figures; traffic figures related to usage of site; concern of traffic distribution.

Merrill Harriman, 5 Birdie Lane (remote) – trucks are not only longer than cars, they accelerate slower than cars; location of sleeping quarters of truck drivers; usage of “jake” breaks.

Robert Chesler, 14 Fairway Drive (remote) – seeking comparable sites and impacts; clarification on questions from Board members, NH DOT comments.

Public Input session of this meeting closed at 8:32 PM.

Planning Board members offered questions and comments.

Hillwood and its representatives presented details on the site plan and Stormwater management plan.

Mr. Dumont made a motion to continue the meeting date specific to January 13, 2021.

Motion seconded by Mr. Coutu. All in favor – motion carried.

VI. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Van der Veen. Vote taken by Roll Call. Motion carried unanimously 6-0-0.

Meeting adjourned at 10:56 p.m.

William Collins
Secretary, Planning Board

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Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: MARCH 17, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> X </u>	Jordan Ulery Member <u> X </u>
Dillon Dumont Member <u> X </u>	William Collins Member <u> X </u>	Victor Oates Alternate <u> X </u>	Leo Fauvel Alternate <u> X </u>
Roger Coutu Select. Rep <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> E </u>	Brian Groth Town Rep. <u> X </u>	



- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

None.

V. MINUTES OF PREVIOUS MEETING(S)

- 10 February 21 Meeting Minutes – Decisions
Mr. Dumont moved to accept the 10 February 21 Meeting Minutes (as written/amended).
Motion seconded by Mr. Coutu. All in favor – motion carried.
- 17 February 21 Meeting Minutes – Decisions
Mr. Dumont moved to accept the 17 February 21 Meeting Minutes (as written/amended).
Motion seconded by Mr. Collins. Mr. Coutu abstained – motion carried 6/0/1.
- 24 February 21 Meeting Minutes – Decisions
Mr. Dumont moved to accept the 24 February 21 Meeting Minutes (as written/amended).
Motion seconded by Mr. Ulery. All in favor – motion carried.

VI. CONCEPTUAL REVIEW ONLY

- A. Bobcat of NH Conceptual Site Plan CSP# 01-21 345 Derry Road and 2 Rebel Road
Map 101/Lots 018 & 019

Purpose of Plan: to move Bobcat of NH's Dealership across Nashua Road from its existing location.

Mr. Dumont moved to close the Design Review phase for the Conceptual Site Plan application at 345 Derry Road and 2 Rebel Road, Map 101/Lots 018 & 019.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

VII. NEW BUSINESS

- A. Friar Drive Conditional Use Permit CUP# 01-21 Friars Drive (formerly 161 Lowell Road)
Map 209/Lot 001

Purpose of Plan: Proposed utility interconnections within the Friars Drive and associated utilities easement areas.

Mr. Coutu moved to accept the Conditional Use Permit application on Friars Drive, Map 209/Lot 001.

Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

Mr. Van der Veen moved to approve the Conditional Use Permit application on Friars Drive, Map 209/Lot 001 with the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. Final administrative review by Town Planner and Town Engineer
3. Construction activities involving the approved plan shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
4. Approval of the Wetlands Conservation Overlay District Conditional Use Permit is conditioned on use of NH DES Best Management Practices for construction and restoration, and erosion control measures that meet the Town Engineer's approval.
5. Conservation Commission members shall be allowed to inspect the site during construction and report its findings to the applicant and Town Engineer for immediate remediation.
6. This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional impacts are necessary the plan be returned to the Conservation Commission for further review.

Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

Meeting Recessed at 8:13 P.M., to be reconvened at 8:20 P.M.

Meeting reconvened at 8:21 P.M.

B. American Towers LLC Conditional Use Permit and Site Plan Application

CUP# 02-21

143 Dracut Road

SP# 01-21

Map 259/Lot 011

Purpose of Plan: Proposed 155-foot camouflaged “monopine” tower with T-Mobile antennas, associated 48’ x 48’ fenced ground area for carrier equipment with access from Dracut Road over existing paved driveway to proposed crushed stone driveway to the locked entrance gate and underground utilities.

Public Input opened for American Towers LLC Conditional Use Permit and Site Plan Application at 8:39 P.M.

Jeff Zduniak, 135 Dracut Road – Has a direct view of the radio tower location from his property. Enjoys Hudson’s rural atmosphere and concerns about the change and the environment. Camouflaged tower doesn’t look like trees. Concerns about the applicant putting the tower up the hill and as close as it can get to the R-2 area, despite the large acreage of the property, because of wetland and fill issues. This brings the radiation closer to the people. Concerns about the impact of the radiation level emitted by the new 5-G technology. Doesn’t see the dish mentioned shown on the drawings. Doesn’t see why a tower in Hudson would better service the dead spots in Pelham, Windham, and Dracut than putting the tower in these communities instead. Doesn’t think it is a great thing for Hudson. The tower will be more visible in the winter. He is against the application.

Nancy Hauman, 2 Norris Road / 130 Norris Road – Opposes plan. Backyard directly faces the radio tower location through the trees. Balloon test and the photos are deceiving. They didn’t come to her property to do the balloon test. 3-foot balloon doesn’t represent 25-foot dish. Enjoys the rural nature of this area and spends a lot of time in her backyard. Concerns about the view of the radio tower and its 5-G radio waves. Welcome the applicant to do a balloon test from her property.

Public Input closed at 8:47 P.M.

Mr. Ulery moved to accept the Site Plan and Conditional Use Permit application at 143 Dracut Road, Map 259/Lot 011.

Motion seconded by Mr. Dumont. All in favor – motion carried 7/0/0.

Mr. Collins moved to schedule a site walk for the Site Plan and Conditional Use Permit application at 143 Dracut Road, Map 259/Lot 011, to be held on date certain, April 14, 2021, at 5:00 P.M.

Motion seconded by Mr. Coutu. All in favor – motion carried 7/0/0.

Mr. Veloso moved to continue the public hearing for the Site Plan and Conditional Use Permit application at 143 Dracut Road, Map 259/Lot 011, to date certain, April 14, 2021, at 7:00 P.M..

Motion seconded by Mr. Collins. All in favor – motion carried 7/0/0.

VIII. ADJOURNMENT

Mr. Coutu moved to adjourn. Motion seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 9:53 P.M.

Elliott Veloso
Secretary, Planning Board

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TOWN OF HUDSON



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Timothy Malley, Chairman

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: APRIL 21, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> X </u>	Jordan Ulery Member <u> X </u>
Dillon Dumont Member <u> X </u>	William Collins Member <u> X </u>	Victor Oates Alternate <u> X </u>	Leo Fauvel Alternate <u> X </u>
Brian Groth Town Rep. <u> X </u>	Roger Coutu Select. Rep. <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> X </u>	

-
- I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. SEATING OF ALTERNATES

None.

V. OLD BUSINESS

- A. Greenmeadow Lot Line Relocation Lowell & Steele Road
SB# 01-21 Map 234/Lots 5 & 34, Map 239/Lot 1

Purpose of Plan: To relocate a lot line between Map 234/Lot 5 and Map 234/Lot 34, and then to consolidate Map 234/Lot 5 with Map 239/Lot 1. Application Acceptance & Hearing.

Chairman Malley: Already approved on April 7, 2021.

- B. Hudson Logistics Site Plan & Conditional Use Permit
SP# 04-20 Lowell & Steele Road
CU# 02-20 Map 234/Lots 5 & 34, Map 239/Lot 1

Purpose of Plan: To propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Mr. Collin moved to approve the Wetlands Conservation Overlay District Conditional Use Permit for the Hudson Logistics Center; prepared by: Langan Engineering & Environmental Services, Inc., 888 Boylston St., Boston, MA 02116; prepared for: Hillwood Enterprises, L.P., 5050 W. Tilghman St., Suite 435, Allentown, PA 18104; and, Greenmeadow Golf Club, Inc., C/O Thomas Friel, 55 Marsh Rd., Hudson, NH 03501; dated April 21, 2020; last revised March 10, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. Construction and restoration shall comply with NHDES Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control for construction and restoration, and erosion control measures that meet the Town Engineer's approval.
3. During construction and restoration, erosion control barriers shall be installed in accordance with the approved plans and maintained to the satisfaction of the Town Engineer and Conservation Commission.
4. The Town Engineer, or the Town's Civil Engineer, shall inspect the boundaries of the wetland and wetland buffer areas during construction and report any issues or violations to the applicant and the Conservation Commission for immediate remediation.
5. A stipulation and or note shall be added to the plan that states "Construction vehicles (non-refueling vehicles) shall not be parked within 25 feet of any wetland or wetland buffer boundaries overnight".
6. A stipulation and or note shall be added to the plan that states "Refueling vehicles shall not be parked overnight or left unattended within 50 feet of any wetland or wetland buffer boundaries".
7. A stipulation and or note shall be added to the plan that states "Stockpiling of construction materials is not allowed in the wetland or wetland buffer areas of the site or in areas designated for permanent conservation".
8. A stipulation and or note shall be added to the plan that states "Storage sheds for chemicals used to manage snow and ice at the site shall not be placed within 50 feet of the wetland or wetland buffer areas and such storage areas shall be shown on the final plan set.
9. Members of the Conservation Commission shall be allowed to witness the draw down and relocation of wildlife of the manmade ponds listed as impact areas. At least two weeks notice shall be provided to the Town of Hudson Engineering Department to facilitate this request. To the extent that a potential quorum will occur during this observation, the applicant shall notice the Engineering Department with sufficient time to provide proper public notification, as necessary.
10. An independent third party monitor for plantings (i.e. Professional Landscape Architect and/or Professional Wetland Scientist), at the expense of the Applicant, shall inspect the installation of the restoration areas and submit their findings to the Town Engineer and the Conservation Commission. Timing and scheduling of these inspections and reports shall

be set by the Town Engineer. The post installation monitoring of the restoration areas shall take place in accordance with Stipulation #11.

11. Under the supervision of an independent third party monitor (i.e. Professional Landscape Architect and/or Professional Wetland Scientist), at the expense of the Applicant, the restoration areas shall be monitored for five (5) years post installation (during the height of the growing season) and reports shall be submitted to the Town Engineer no later than November 18th of each year. At minimum, the annual reports shall address the 75% cover success standard, the presence, species and relative cover of invasive species anywhere in the restoration areas, and include photographs from predetermined photo stations. If necessary, the reports shall also detail any recommended remedial actions, such as replanting underperforming areas in order to meet success standards, invasive species control, and stabilization of soils. Any such remedial actions shall be performed by the Applicant, at their expense.
12. Any vegetation associated with post-construction BMP's shall be suitably established to withstand erosion.
13. Any proposed landscaping within jurisdictional resource areas shall consist of species native to northeastern USA region.
14. The final landscaping plan shall be subject to any adjustments as may be required by the NHDES under the Alteration of Terrain or Wetlands Permits for the project. Prior to implementation, a final landscaping plan with plant schedule shall be submitted to the Town Planner and the Town Engineer.
15. Invoices for the purchase of native New England seed mixes/plantings shall be provided to the Town Engineer upon availability and before installation.
16. Prior to final seeding, an invasive species inventory shall be performed by the applicant, at their expense, and shall be delivered to the Town Engineer to provide baseline documentation of invasive species that are either within restored areas or adjacent thereto.
17. If necessary, methods for more involved management of invasive species (such as root barriers for Phragmites or herbicide application) shall be discussed with the Engineering Department. Implementation of any proposed non-manual methods shall be reviewed and approved by the Town Engineer.
18. Upon beginning work in resource areas, the applicant shall submit written progress reports to the Town Engineer every month detailing work performed in or near resource areas, and work that is anticipated to be done over the next period. To the extent applicable, these reports shall update the construction sequence and be incorporated into the weekly erosion control reports.
19. Fertilizers utilized for landscaping and lawn care shall be slow release, low-nitrogen types (<5%), and shall not be used within 25 feet of a wetland resource area. Pesticides and herbicides shall not be used within 25 feet of a wetland resource area, and between 25 and 50 feet from a wetland resource area, a state-approved aquatic-friendly herbicide can be used to remove invasive species. A list of the products to be used shall be provided to the Town Engineer prior to application.

20. A note shall be added to the plan that states: Conservation Wetland Overlay District Markers shall be placed at 100-foot intervals along the conservation easement areas, post construction, as approved by the Town Engineer, to clearly identify the conservation easement areas.

Motion seconded by Mr. Van der Veen. All in favor – motion carried – 7/0/0.

Discussion relating to traffic study opened at 7:38 P.M.

Mr. Collin moved to close discussion relating to traffic study. Motion seconded by Mr. Ulery. Motion carried – 5/2/0 (Coutu and Veloso opposed).

Discussion relating to traffic study closed at 8:14 P.M.

Meeting recessed at 9:00 P.M.

Meeting resumed from recess at 9:12 P.M.

WAIVERS GRANTED:

Mr. Van der Veen moved to grant a waiver from **§193-10.F** regarding maximum driveway width, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried – 7/0/0.

Mr. Van der Veen moved to grant a waiver from **§193-10.G** regarding maximum number of driveways, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Collins. All in favor – motion carried – 7/0/0.

Mr. Collins moved to grant a waiver from **§275-8(C)(4)** regarding parking space dimensions, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried – 7/0/0.

Mr. Collins moved to grant a waiver from **§275-8(C)(2)** regarding parking requirements, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. Motion carried – 6/1/0 (Coutu opposed).

Mr. Dumont moved to grant a waiver from **§276-11.1.B(4)** regarding location of approval block, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. Motion carried – 6/1/0 (Coutu opposed).

Mr. Van der Veen moved to grant a waiver from **§276-13** regarding underground utilities requirements, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried – 7/0/0.

Mr. Dumont moved to continue the Hudson Logistics Center, SP# 04-20, to date certain, May 5, 2021.

Motion seconded by Mr. Coutu. Motion carried – 6/1/0 (Velooso opposed).

VI. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 10:06 P.M.

Elliott Velooso,
Secretary, Planning Board

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