

FRIARS DRIVE INDUSTRIAL FACILITY

5 WAY REALTY TRUST SITE PLAN

SITE PLAN APPLICATION #10-21

STAFF REPORT #4

(Please refer to 9/22/21, 10/20/21 & 11/10/21 reports for earlier comments)

December 15, 2021

SITE: 161 Lowell Road; Map 209 Lot 001-000

ZONING: General (G), Industrial (I) : all site work proposed in Industrial Zone

PURPOSE OF PLANS: Site Plan for a 504,000 square foot warehouse building.

PLANS UNDER REVIEW:

Site Plan, Friars Drive, Parcel 209-001-000, @ Sagamore Industrial Park, Hudson, New Hampshire; prepared by the Dubai Group, Inc., 136 Harvey Rd, Bldg B101, Londonderry, NH 03053; prepared for owners: GFI Partners / Lowell Road Property Owner, LLC, 133 Pearl Street #300, Boston, MA 02110 & 5 Way Realty Trust (Peter Horne, Trustee) PO Box 1435, N. Hampton, NH 03862; consisting of 100 sheets (including proposed elevations prepared by aF+S), with general notes 1-10 on Sheet 4; dated August 3, 2021, last revised November 23, 2021.

ATTACHMENTS:

SITE & CIVIL

- A. Peer Review of Zoning & Regulations Letter #2 prepared for Town, Fuss & O'Neill, dated 10/7/21
- B. Peer Review of Drainage Letter prepared for Town, Fuss & O'Neill, dated 10/15/21
- C. Applicant response to Attachment B prepared for Applicant, Dubai Group, dated 11/23/21
- D. Peer Review of Traffic Letter #2 prepared for Town, Fuss & O'Neill, dated 10/26/21

FISCAL

- E. Fiscal Analysis prepared for Applicant, Fougere Planning & Development, dated 10/26/21

WILDLIFE

- F. Wildlife Habitat Assessment prepared for Applicant, Gove Environmental Services, received 11/12/21

SOUND

- G. Sound Study prepared for Applicant, Tech Environmental, received 10/21/21
- H. Peer Review of Attachment G prepared for Town, HMMH, dated 11/2/21
- I. Revised Sound Study prepared for Applicant, Tech Environmental, received 11/8/21
- J. Peer Review of Attachment I prepared for Town, HMMH, dated 11/30/21
- K. Revised Sound Study prepared for Applicant, Tech Environmental, received 12/2/21

APPLICATION TRACKING:

- August 3, 2021 – Application received.
- September 7, 2021 - Traffic Impact and Access Study received.
- September 22, 2021 – Public hearing deferred to October 20, 2021.
- September 28, 2021 – Alteration of Terrain/Stormwater Management Report received.
- October 20, 2021 – Public hearing scheduled, continued to November 10, 2021.
- November 6, 2021 – Site Walk conducted
- November 10, 2021 – Deferred to December 15, 2021
- December 15, 2021 – Public hearing scheduled.

COMMENTS

SITE & CIVIL

Since the previous version of the plan, the Applicant has revised their plan. Largely as a result of the site walk and input from the neighbors, the plans have been revised to preserve the natural berm along the property line abutting the Hickory Street neighborhood. This required removing the trailer slip parking in the area and the installation of a retaining wall.

The Applicant has addressed comments from the Peer Reviewer as identified in **Attachment A**. The Peer Reviewer had comments and questions related to drainage in **Attachment B**, which have subsequently been addressed by the Applicant in **Attachment C**. This response is currently under review by the Peer Reviewer.

In **Attachment D**, the Peer Reviewer has acknowledged that the traffic impact study has addressed all of their comments and they concur with their overall conclusion that the relatively low increase in site-relate trips (50 trips weekday morning peak hour and 55 trips weekday afternoon peak hour) compared to existing traffic volumes in the area will result in minimal observable impacts on traffic operations. Staff notes that the trip generation estimates are calculated using ITE (Institute of Transportation Engineers) standards which are based on surveys of real developments and are widely accepted across the globe.

FISCAL

Fougere Planning & Development prepared a fiscal impact analysis (**Attachment E**) of the proposed development using data from the Town of Hudson's assessment data and emergency services data. The study projects that the proposal may be the second highest assessed property in town (compared to existing developments) and would increase the Town's commercial/industrial base by 4.6%, generating an estimated \$677,421 annually in property taxes.

WILDLIFE

The Wildlife Habitat Assessment prepared by Gove Environmental Services (**Attachment F**) identifies that threatened and endangered wildlife and habitat is present but that endangered wildlife, habitat or wildlife corridors are not likely to be impacted by project activities. The report notes that 30 acres, much of which is along Fuller Brook and the Merrimack River are

being left undeveloped. The Applicant has requested New Hampshire’s Fish & Game review for concurrence with their findings.

SOUND

The Applicant’s consultant, Tech Environmental, prepared a Sound Study (Attachment G) which has been peer reviewed twice and subsequently revised three times. The Peer Reviewer identified some operational questions and where data points might be underestimated. Staff is currently waiting for the third peer review to be completed.

RECOMMENDATIONS

Staff recommends the Board review the plan changes with the Applicant at the December 15, 2021 meeting and address their waiver request for a reduction in parking (§275-8.C(2)). The regulation states:

“Any use not listed shall provide parking as required by the Planning Board. The Planning Board may vary these requirements if the Applicant can demonstrate that fewer spaces than required below are consistent with the proposed use.”

While the parking regulations do not contemplate this specific use (High Cube Warehouse), if the Industrial rate were to be used, a parking count of 833 spaces would be required where the Applicant is proposing 362, which is consistent with their other developments of this kind. The reduction also has two ancillary effects: it reduces pervious surface and thus environmental impacts, and; it self-limits the amount of traffic that can be generated by this site now and in the near and long term.

DRAFT MOTIONS

To GRANT a waiver:

I move to grant a waiver from § 275-8:C(2), to allow for a reduction in required parking spaces, 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 by: _____ Second: _____ Carried/Failed: _____

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the site plan application #10-21 for the Friars Drive Industrial Facility at 161 Lowell Road; Map 209 Lot 001-000 to date certain, _____.

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