



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Marilyn McGrath, 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: FEBRUARY 23, 2022

In attendance = X

Alternate Seated = S

Partial Attendance = P

Excused Absence = E

Tim Malley
Chair X

Ed Van der Veen
Vice-Chair X

Elliott Veloso
Secretary X

Jordan Ulery
Member X

Dillon Dumont
Member X

William Collins
Member X

Victor Oates
Alternate X

Michael Lawlor
Alternate X

Marilyn McGrath
Alt. Select Rep. E

David Morin
Select. Rep. X

Brian Groth
Town Rep. X

- 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)

- 22 December 2021 Meeting Minutes – Decisions

Mr. Ulery moved to accept 22 December 21 Meeting Minutes (as written/amended).

Motion seconded by Mr. Collins. Motion carried 5/0/2 (Ulery & Veloso abstained).

- 12 January 2022 Meeting Minutes – Decisions

Mr. Ulery moved to accept 12 January 22 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont. Motion carried 6/0/1 (Veloso abstained).

- 19 January 2022 Meeting Minutes – Decisions

Mr. Ulery moved to accept 19 January 22 Meeting Minutes (as written/amended).

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

- 26 January 2022 Meeting Minutes – Decisions

Mr. Ulery moved to accept 26 January 22 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont. Motion carried 6/0/1 (Malley abstained).

- 09 February 2022 Meeting Minutes – Decisions

Mr. Dumont moved to accept 09 February 22 Meeting Minutes (as written/amended).

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

VI. OLD BUSINESS

- A. Bluebird Self Storage Site Plan 196, 200, & 202 Central Street
SP# 17-21 Map 176/Lots 021, 022, & 023

Purpose of Plan: to propose a 39,338 square-foot self-storage building with associated parking, drives, utilities, and stormwater ponds. Continuance of hearing.

Mr. Dumont recused himself @ 7:04 p.m. Mr. Lawlor seated.

Bridget Souza of Keach-Nordstrom presented.

Public input opened @ 7:12 p.m., and closed @ 7:12 p.m.

Mr. Ulery moved to continue the public hearing for site plan application for 196-202 Central Street; Tax Map 176/Lots 21, 22, & 23, to date certain, March 9, 2022.

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

WAIVER GRANTED:

- Mr. Collins moved to grant a waiver from **§276-11.1.(12)(c)**, 200-foot distance between residential use or zoning district and any improved part of an industrial development, 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. Veloso. All in favor – motion carried 7/0/0.

- Mr. Veloso moved to grant a waiver from **§275-8.C(6)(a)**, requirement of loading 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 seconded by Mr. Collins. All in favor – motion carried 7/0/0.

Mr. Dumont reseated @ 7:24 p.m.

VII. NEW BUSINESS

A. Proposed Urgent Care & Commercial Use Site Plan
SP# 01-22

3 Flagstone Drive
Map 222/Lot 014

Purpose of Plan: to propose a 5,100 +/- square foot building containing a 3,600 +/- square foot urgent care and additional 1,400 +/- square feet of commercial space, with associated site improvements. Application acceptance & hearing.

Mr. Collins moved to accept the site plan application for 3 Flagstone Drive; Tax Map 222/Lot 014.

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

Austin Turner from Bohler Engineering presented.

Public input opened @ 8:21 p.m.

James Crowley, 4 Fairway Drive – Questions who maintains the access drive, Dunkin Donuts driveway, and sight distance.

Public input closed @ 8:24 p.m.

WAIVERS GRANTED:

- Mr. Van der Veen moved to grant a waiver from §276-11.1.(25), parking area setback, 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 (Collins opposed).

- Mr. Veloso moved to grant a waiver from §275-8.C.(4), 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. Motion carried – 4/3/0 (Morin, Collins & Malley opposed).

WAIVER DENIED:

- Mr. Ulery moved to grant a waiver from § 275-8.C.(6), off-street loading 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 seconded by Mr. Collins. Motion failed – 3/4/0 (Morin, Collins, Van der Veen & Malley opposed).

Mr. Dumont moved to continue the public hearing for the site plan application for 3 Flagstone Drive; Tax Map 222/Lot 014, to date certain, March 23, 2022.

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

- B. Friars Drive Building Additions Site Plan
SP# 02-22
- 22 Friars Drive
Map 209/Lot 004

Purpose of Plan: to propose several building additions totaling 48,270 square feet, with associated site improvements including a revamped parking area, new loading docks, and new landscaping and site lighting. Application acceptance & hearing.

Mr. Veloso moved to accept the site plan application for the “Map 209/Lot 004, Site Plan, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire”, 22 Friars Drive, Map 209/Lot 004.

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

Jim Petropulos from Hayner/Swanson, Inc. presented.

Public input opened @ 9:46 p.m.

Ron Brown, 5 Hickory Street – Questions traffic, and right turn out of the site.

James Crowley, 4 Fairway Drive – Questions wetland mitigation, and test pits in buffer area.

Public input closed @ 9:49 p.m.

Mr. Veloso moved to schedule a site walk for the “Map 209/Lot 004, Site Plan, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire”, 22 Friars Drive, Map 209/Lot 004-000, to date certain, February 26, 2022 at 9:00 a.m.

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

Mr. Veloso moved to continue the site plan application for the “Map 209/Lot 004, Site Plan, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire”, 22 Friars Drive, Map 209/Lot 004, to date certain, March 23, 2022.

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

- C. Friars Drive Building Additions Conditional Use Permit
CU# 01-22
- 22 Friars Drive
Map 209/Lot 004

Purpose of Plan: to show proposed 14,716 square feet of wetland buffer impact associated with the proposed building additions and site improvements to provide full access around the building in a clockwise manner so that trucks can then back into the dock areas. Application acceptance & hearing.

Mr. Dumont moved to accept the conditional use permit application for the “Map 209/Lot 004, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire”, 22 Friars Drive, Map 209/Lot 004.

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

Mr. Dumont & Mr. Oates recused themselves @ 9:53 p.m. Mr. Lawlor seated.

Mr. Collins made a motion to continue the meeting past 10:00 p.m.

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

D. Highland Street 2-Lot Subdivision Plan
SB# 01-22

53 Highland Street
Map 174/Lot 148

Purpose of Plan: to subdivide tax Map 174/Lot 148 into two residential lots. Application acceptance & hearing.

Mr. Collins moved to accept the lot line relocation and subdivision plan application for the Proposed Subdivision for Dumont Realty & Development, LLC, 53 Highland Street, Map 174/Lot 148.

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

Scott Boudreau from Boudreau Land Surveying presented.

Public input opened at 10:04 p.m., and closed @ 10:05 p.m.

Mr. Ulery moved to approve the Proposed Lot Line Relocation and Subdivision Plan for Dumont Realty & Development, LLC (Tax Map 174/Lot 148) 53 Highland Street, Hudson, NH 03051; prepared by Boudreau Land Surveying, P.L.L.C., 2 Beatrice Lane, Newmarket, NH 03857; prepared for Dumont Realty & Development, LLC, 43 Lowell Road, Suite 202-A, Hudson, NH 03051; consisting of 4 sheets, Notes 1-11 on Sheet 2, Notes 1-10 on Sheet 3, and Notes 1-13 on Sheet 4; dated January 20, 2022; last revised February 14, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval and the letter of agreement between the abutters shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,991.00 shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.

4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
7. Applicant shall coordinate with the Department of Public Works and the Engineering Department to achieve a solution to the existing drainage problem on Nottingham Street with the addition of the new driveway.

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

Mr. Dumont reseated @ 10:10 p.m.

VIII. OTHER BUSINESS

A. Planning Board Bylaws Update

Updated Bylaws handed out.

VI. ADJOURNMENT

Motion to adjourn by Mr. Collins. Seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

Meeting adjourned at 10:13 p.m.

Elliott Veloso
Secretary

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

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Marilyn McGrath, Selectmen Liaison

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

MINUTES/DECISIONS OF THE SPECIAL SITE REVIEW COMMITTEE MEETING DATE: MARCH 4, 2022

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Brian Groth David Morin Tim Malley
SSRC Chairman X Select Rep. X Planning Board Rep. X

-
- I. CALL TO ORDER BY CHAIRPERSON AT 2:00 P.M.
 - II. ROLL CALL

III. PUBLIC HEARINGS

- A. Farmhouse Salon Suites Amended Site Plan 9 River Road
 MSP# 01-22 Map 234/Lot 001

Purpose of Plan: to amend the previously approved site plan to show two (2) additional salon operators (personal service establishments) within the existing building. Application Acceptance & Hearing.

Mr. Malley moved to accept the minor site plan application for the Farmhouse Salon Suites, 9 River Road; Tax Map 234/Lot 001.

Motion seconded by Mr. Morin. All in favor – motion carried 3/0/0.

Earle Blatchford from Hayner/Swanson, Inc. presented.

Public input opened @ 2:33 p.m.

Jim Crowley, 4 Fairway Drive – Questioned septic capacity & stormwater if parking is built.

Public input closed @ 2:36 p.m.

WAIVER GRANTED:

Mr. Malley moved to grant a waiver from §275-8.c.(2)(b), to reduce the parking requirement from 186 to 180 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 seconded by Mr. Morin. All in favor – motion carried 3/0/0.

Mr. Malley moved to approve the minor site plan application for the Master Site Plan (Map 234, Lot 1), Proposed Site Plan, 9 River Road, Hudson, New Hampshire; prepared by: Hayner/Swanson, Inc. (HSI), 3 Congress Street, Nashua, NH 03062 & 131 Middlesex Turnpike, Burlington, MA 01803; prepared for: Steele Farm, LLC, 2 Friel Golf Road, Hudson, New Hampshire 03051; consisting of 2 sheets with 1-23 general notes on Sheet 1; dated February 7, 2022; 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. This approval is to add two additional salon operators to the establishment known as Farmhouse Salons for a total of twelve (12) operators.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.

Motion seconded by Mr. Morin. All in favor – motion carried 3/0/0.

B. Integra Bioscience Corp. Storage Silo
MSP# 02-22

2 Wentworth Drive
Map 215/Lot 009

Purpose of Plan: to show the proposed 12' diameter, 48' high storage silo adjacent to the existing storage silo on the southerly side of the existing manufacturing building. Application Acceptance & Hearing.

Mr. Malley moved to accept the minor site plan application for the Integra Bioscience Silo, 2 Wentworth Drive; Map 215/Lot 009-000.

Motion seconded by Mr. Morin. All in favor – motion carried 3/0/0.

Earle Blatchford from Hayner/Swanson, Inc. presented.

Public input opened @ 2:09 p.m., and closed @ 2:09 p.m.

Mr. Malley moved to approve the minor site plan for the Amended Site Plan (Map 215, Lot 9), Proposed Storage Silo, 2 Wentworth Drive, Hudson, New Hampshire; prepared by: Hayner/Swanson, Inc. (HSI), 3 Congress Street, Nashua, NH 03062 & 131 Middlesex Turnpike, Burlington, MA 01803; prepared for: Integra Biosciences Corp., 2 Wentworth Drive, Hudson, New Hampshire 03051; consisting of 1 sheet and 1-21 general notes on Sheet 1; dated February 10, 2022; 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. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
3. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.

Motion seconded by Mr. Morin. All in favor – motion carried 3/0/0.

IV. ADJOURNMENT

Motion to adjourn by Mr. Malley. Seconded by Mr. Morin. All in favor – motion carried.

Meeting adjourned at 2:45 pm.

Brian Groth
Town Planner

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



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Planning Board



Timothy Malley, Chairman

Marilyn McGrath, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: MARCH 9, 2022

In attendance = X

Alternate Seated = S

Partial Attendance = P

Excused Absence = E

Tim Malley
Chair X

Ed Van der Veen
Vice-Chair X

Elliott Veloso
Secretary X

Jordan Ulery
Member X

Dillon Dumont
Member X

William Collins
Member E

Victor Oates
Alternate X

Michael Lawlor
Alternate X

Marilyn McGrath
Select Rep. E

David Morin
Alt. Select. Rep. X

Brian Groth
Town Rep. X

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

Mr. Oates seated for Mr. Collins.

V. OLD BUSINESS

- A. Bluebird Self Storage Site Plan
SP# 17-21

196, 200, & 202 Central Street
Map 176/Lots 021, 022, & 023

Purpose of Plan: to propose a 39,338 square-foot self-storage building with associated parking, drives, utilities, and stormwater ponds. Continuance of hearing.

Mr. Dumont recused himself @ 7:02 p.m. Mr. Lawlor seated at 7:02 p.m.

Bridget Souza from Keach-Nordstrom Associates presented.

WAIVER GRANTED:

Mr. Van der Veen moved to grant a waiver from §276-11.B(4)(b), approval block location, 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. Veloso moved to approve Non-Residential Site Plan, Bluebird Self Storage, Map 176 Lots 21, 22, & 23, 196-202 Central Street, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Bluebird Self Storage LLC, 125 Ocean Road, Greenland, NH 03840; consisting of 23 sheets with an additional cover page and notes 1-43 on Sheet 1; dated December 20, 2021, last revised February 28, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan, including notes 1-43 on Sheet 1, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. Prior to the issuance of a final certificate of occupancy, an LLS Certified "as-built" site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Plan approved by the Planning Board.
4. A cost allocation procedure (CAP) amount of \$29,503.50 shall be paid prior to the issuance of a Certificate of Occupancy.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
7. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
8. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

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

Mr. Dumont reseated at 7:08 p.m. Mr. Lawlor seated back as an alternate.

B. Friars Drive Site Plan
SP# 10-21

Friars Drive/161 Lowell Rd.
Map 209/Lot 001-000

Purpose of plan: to show a proposed 504,000 SF single-story state-of-the-art industrial facility with 104 loading doors on two sides, 362 car parking spaces and 71 trailer spaces.
Continuance of hearing.

Mr. Van der Veen made a motion to authorize the Chairman to reopen public input on the matter (real estate studies).

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

Morgan Hollis, Attorney from Gottesman & Hollis presented with Hayley Palazola of GFI Partners.

Public input opened at 7:25 p.m.

Rob Brown, 5 Hickory Street – Wanted a continuance due to the fact that the residents didn't receive the peer review prior to the meeting.

Town Planner Groth noted that the study was available on the Town's website.

James Crowley, 4 Fairway Drive – Wants public input re-opened to all topics. Reads from a study and opines that this project will have a negative impact on property values.

Paige Schaller, 213 Fox Hollow Drive – disagrees with findings of property value studies and the use of the Reeks study from Hillwood proposal.

John Dubuc, 11 Eagle Drive – Notes that peer review of Hillwood proposal pointed out weaknesses in Hillwood property studies, believes estimates are unreliable.

Public Input closed at 7:39 p.m.

Mr. Oates moved to continue the public hearing for the site plan application SP# 10-21 for the Friars Drive Industrial Facility at 161 Lowell Road; Map 209/Lot 001-000, to date certain, March 23, 2022.

Motion seconded by Mr. Van der Veen. Motion carried 6/1/0 (Veloso against).

VI. ADJOURNMENT

Motion to adjourn by Mr. Dumont. Seconded by Mr. Veloso. All in favor – motion carried 7/0/0.

Meeting adjourned at 7:50 p.m.

Elliott Veloso
Secretary

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MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: MARCH 23, 2022

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
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>	James Crowley Member <u> X </u>	Victor Oates Alternate <u> X </u>	
Michael Lawlor Alternate <u> X </u>	Marilyn McGrath Select Rep. <u> E </u>	David Morin Alt. Select. Rep. <u> X </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. MINUTES OF PREVIOUS MEETING(S)

Mr. Morin moved to defer review of the February 23, 2022, and March 4, 2022 Meeting Minutes to the end of the meeting. Seconded by Mr. Veloso. Motion carried 7/0/0.

- V. SEATING OF ALTERNATES
- VI. OLD BUSINESS

A. Friars Drive Site Plan
SP# 10-21

Friars Drive/161 Lowell Rd.
Map 209/Lot 001-000

Mr. Crowley recused himself at 7:03 for reasons that he has participated so much as a member of the public, and although he does not feel he has pre-judged the case, he recuses himself to avoid the appearance of impropriety or anything that could be construed as undermining the decision of the board.

Mr. Oates was seated for Mr. Crowley.

Purpose of plan: to show a proposed 504,000 SF single-story state-of-the-art industrial facility with 104 loading doors on two sides, 362 car parking spaces and 71 trailer spaces. Continuance of hearing.

Morgan Hollis of Gottesman & Hollis, 39 East Pearl Street, presented on behalf of the GFI Partners, beginning with a recap of the application, followed by a discussion of the peer review of the property value analysis.

Hayley Palazola of GFI Partners, contributed additional information on their property value analysis.

Public input opened at 7:44, restricted to the topic of the property studies.

Jordan Gosselin, 617 Fox Hollow Drive; cited “Impact of the Commercial Development on Surrounding Residential Property Values” Johnathan A. Whiley PhD Associate Professor at Georgia State University (2015)- regarding property value reduction statistics.

Xen Vurgaropulos, 5 Muldoon Drive; concerns regarding the over occupancy of the meeting space.

Louise McNulty, 601 Fox Hollow; feels property studies were out of date, alleges that the sound study was done illegally.

Dana Planck, 523 Fox Hollow; her rental decision was made primarily based on the use of trails on applicant’s property as promised by property manager. Also stated dissatisfaction with lack of notification by landlord.

Scott Phelps, 438 Fox Hollow; concerned with 24/7 noise.

Ron Brown 5 Hickory Street; suggests there was no public announcement of the project. Claims 6 of 8 recent Fox Hollow buyers were unaware. Also, buildings and businesses of this size did not exist in the time of the drafting of the study.

Stephanie Canavas, 3 Locust Street; said there is emotional and human impact on the community, bucolic character. Concerned with 24/7 noise.

Rita Banatwala, 29 Fairway Drive; had concerns about holes in the Hudson Logistics Center real estate analysis. Asked if Board would choose to live next to Industrial Park or a forest

Joan MacSweeney, 10 Hickory Street; Has concerns with the construction of the berm, burying of stumps in the berm visually shielding the neighborhood, and the maintenance of the fence being placed.

Recess called by Chairman Malley at 8:07, citing complaints about the size of the room occupancy. The fire Chief stated that capacity was 75, being within capacity at 52 attendees, meeting resumed at 8:11.

Denise Hulse, 16 Hickory Street; Appreciated that additional efforts to mitigate impacts to the neighborhood. Stated that 2 new neighbors on Aspen Street, were unaware of the project when they bought property in the fall. Would not want to buy her property if she knew that the development would take place, and was concerned about impacts to resale.

Brian O'Donnell, 942 Fox Hollow Drive; Appealed to Board to use "common sense," questioning the value of the study in relation to character of this proposal.

John Dubuc, 11 Eagle Drive; felt that the Board was testifying for developers, and appealed to the Board to "ask the tough questions." Critical of the Hudson Logistics Center studies, he read from the peer review report, stating concerns about issues within.

Colleen Vurgaropulos, 5 Muldoon Drive; Hudson Logistics Center's Reek's report didn't find any comparable developments.

Kristine Holzhauser, 517 Fox Hollow Drive; People who moved in 4 of 5 say they wouldn't have bought if they knew about the development. Meeting the ordinance is not enough. There are other proposals that would be better suited.

Ron Brown, 5 Hickeory Street; Value is more than monetary, need to consider the nostalgic and emotional value.

Scott Phelps, 436 Fox Hollow; we won't be able to stop anything.

Xen Vurgaropulos, 5 Muldoon Drive; Desired that the Board listen to the people, this is about more than money.

End of public input at 8:31

Morgan Hollis, Gottesman & Hollis, responded to public comments, and agreed that the berm shall be composed of soil, no stumps shall be buried, and that the fence shall be maintained on a regular basis.

Chairman put the matter before the Board for deliberation.

Recess at 9:13. Resumed at 9:17.

Mr. Veloso moved to approve Site Plan, Friars Drive, Parcel 209-001-000, @ Sagamore Industrial Park, Hudson, New Hampshire; prepared by the Dubay 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 97 sheets (including proposed elevations prepared by aF+S), with general notes 1-10 on Sheet 4; dated August 3, 2021, last revised January 11, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan and the protective covenants.
2. All improvements shown on the Plan, including notes 1-10 on Sheet 4, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. Prior to the issuance of a final certificate of occupancy, an LLS Certified "as-built" site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Plan approved by the Planning Board.
4. A cost allocation procedure (CAP) amount of \$357,840.00 shall be paid prior to the issuance of a Certificate of Occupancy.
5. Applicant shall provide in depth detail of the right-turn slip lane that exits Lowell Road onto Friars Drive including soil testing and cross section of the slip lane, which will be subject to final approval by Engineering & Public Works Department. The design and construction of this off-site improvement will be completed at the expense of the applicant or the applicant's assigns. This work shall be completed prior to issuance of a certificate of occupancy.
6. A note shall be added to the plan stating: "There shall be no overnight occupancy of trucks on site. Vehicle idling shall comply with the requirements of Env-A 1100, as amended."
7. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
8. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
9. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
10. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
11. Between the hours of 7pm and 6am the Applicant agrees to employ electric terminal tractors, also known as yard trucks.
12. All terminal tractors shall be equipped with smart, ambient sensing, multi-frequency back-up alarms.
13. Applicant shall maintain fences on a regular basis.

14. A note shall be added to the plan stating that stumps will not be buried on site and the berm will be made of soil.

Motion seconded by Mr. Dumont. Motion carried 6/1/0 (Mr, Oates opposed)

Mr. Crowley reseated at 9:28pm. Mr. Oates returned to alternate position.

Motion by Mr. Dumont to continue the meeting beyond 9:30pm. **Seconded** by Mr. Van der Veen. All in favor - motion carried, 7/0/0

B. Proposed Urgent Care & Commercial Use Site Plan
SP# 01-22

3 Flagstone Drive
Map 222/Lot 014

Purpose of Plan: to propose a 5,100 +/- square foot building containing a 3,600 +/- square foot urgent care and additional 1,400 +/- square feet of commercial space, with associated site improvements. Continuance of hearing.

Matt Bombaci, Bohler Engineering on behalf of Lannan Compares presented plan updates and revisions. The applicant is no longer seeking approval for a restaurant use, reconfigured parking and is seeking reconsideration of off-street loading space waiver request.

Mr. Veloso moved to reconsider the denied waiver request from §275-8.C(6). Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

WAIVER GRANTED:

Mr. Veloso moved to grant a waiver from § 275-8.C.(6), off-street loading 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 seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

Mr. Dumont moved to approve Proposed Urgent Care & Commercial Use; Map 222 Lot 14, 3 Flagstone Drive, Hudson, NH, 03051; prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772; prepared for The Lannan Company, 7D Taggert Drive, Nashua, NH 03060; consisting of 17 sheets with General Notes 1-30 on Sheet C-102; dated January 17, 2022 and revised March 10, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision and the Development Agreement, which shall be recorded at the HCRD, together with the Plan.

2. All improvements shown on the Plan, including notes 1-30 on Sheet C-102, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. Prior to the Planning Board endorsement of the Plan, the Plan and agreement with the owner of Map 222 Lot 12 shall be subject to final administrative review by Town Planner, Town Engineer and Town Counsel.
4. Prior to applying for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
5. Adequate test pit data for a test pit shall be provided to the Town, to the satisfaction of the Town Engineer. The test pit shall be performed and witnessed by a P.E. in the Engineering Department prior to installation of the underground chamber.
6. The Applicant shall submit the agreement granted by the owner of Map 222 Lot 13 to enable the proposed work to take place on that parcel.
7. A cost allocation procedure (CAP) amount of \$24,390.30 shall be paid prior to the issuance of a Certificate of Occupancy.
8. Prior to the issuance of a final certificate of occupancy, an LLS Certified "as-built" site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Plan approved by the Planning Board.
9. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
10. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
11. A check dam will be added to the plan as indicated in the applicant's testimony. However, the inclusion of this check dam is subject to the review and approval of the Town Engineer.
12. The applicant agrees to cooperate with the Town in the event the Town wishes to build a sidewalk along this property.

VII. OTHER BUSINESS

A. Master Plan Update Schedule.

Town Planner Groth stated that the Nashua Regional Planning Commission will have the project website online by April 13, 2022 that will include the draft Master Plan chapters and will have a draft survey for the purposes of feedback on the draft chapters for Board review and comment by April 27, 2022. Additional outreach will follow the survey effort.

VIII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Veloso. All in favor – motion carried 7/0/0.

Meeting adjourned at 11:00 p.m.

Elliott Veloso
Secretary

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

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).