

PLANNING BOARD

HUDSON LOGISTICS CENTER

HILLWOOD
A PEROT COMPANY®

MAKING
COMMUNITIES
WORK BETTER

FEBRUARY 2021



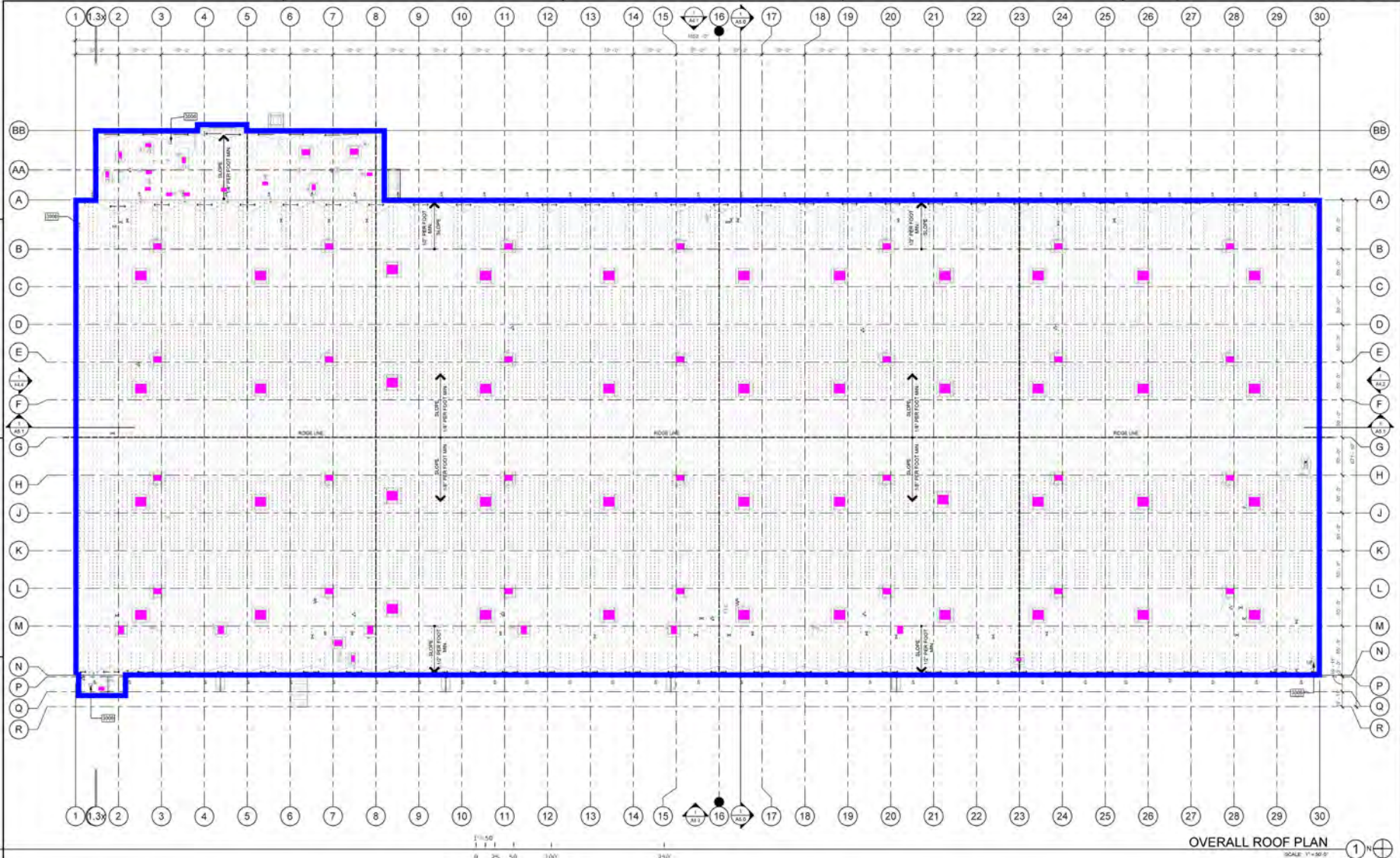
PROPOSED DEVELOPMENT



BUILDING HEIGHT MEASUREMENT

Building Height Zoning Ordinance: Section 334-14

- Maximum allowable occupiable building height is 50 feet,
- Height is measured from the average elevation of the finished grade within 5 feet of the structure to the highest point of the roof.
- Unoccupied protuberances (antennas, flagpoles, HVAC, etc.) are excluded from building height calculation.

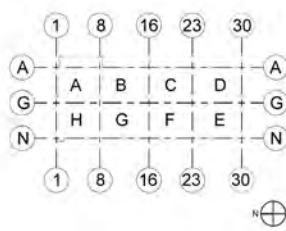


OVERALL ROOF PLAN (SCALE: 1"=30'-0")

NOTES

3008 ROOF HATCH VERIFY ROOF HATCH LOCATIONS WITH STRUCTURAL DRAWINGS.

KEY PLAN



WARE MALCOMB
 Leading Design for Commercial Real Estate

10000 Wilshire Blvd
 Suite 2000
 Beverly Hills, CA 90212
 Phone: 310.277.1100
 Fax: 310.277.1101

PROJECT HLC LOT A
 LOWELL ROAD
 MAP 239, LOT 1
 TOWN OF HUDSON COUNTY
 NEW HAMPSHIRE 03051

OVERALL ROOF PLAN

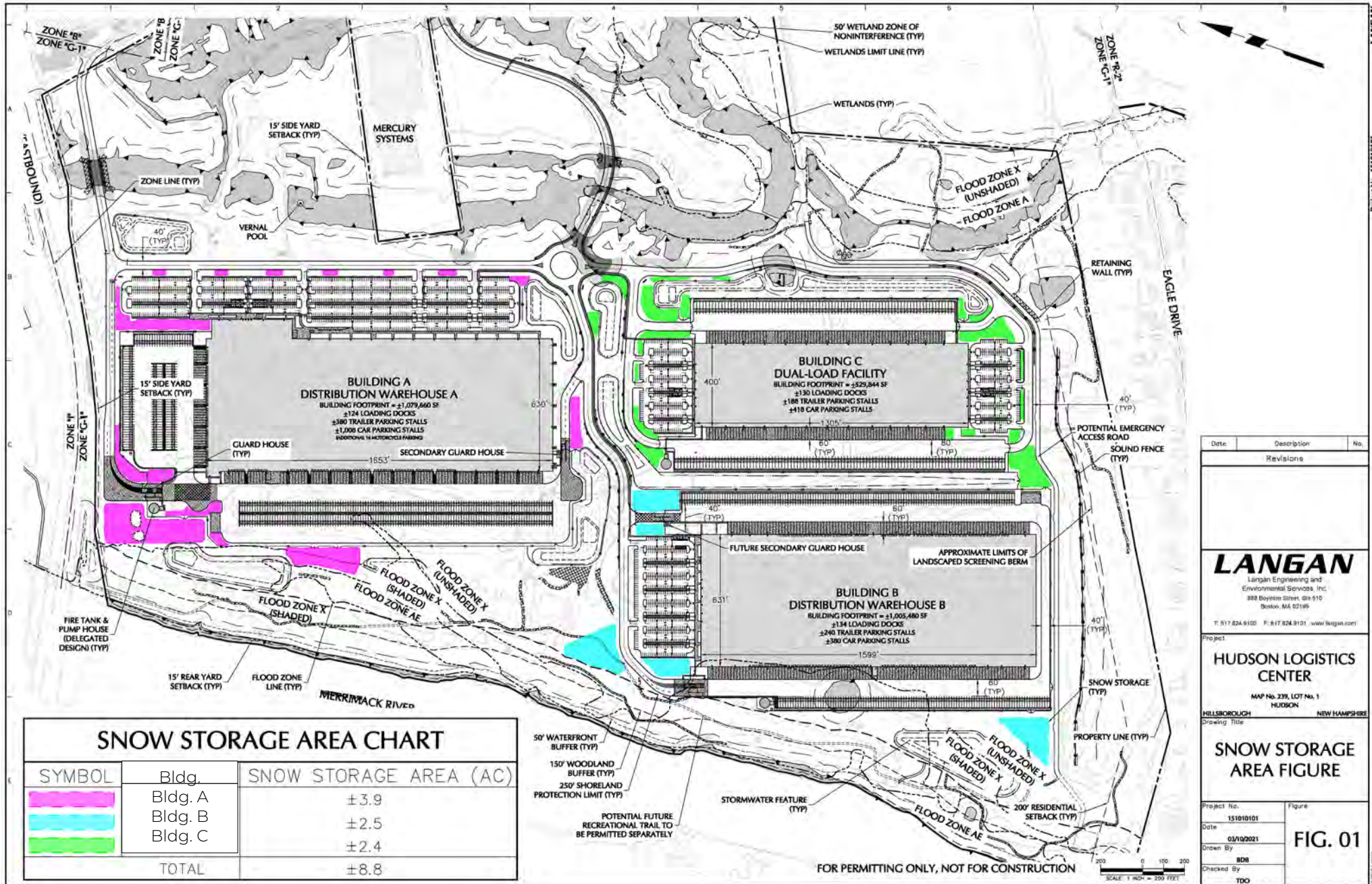
NO.	DATE	DESCRIPTION
1	08/12/2020	ISSUED FOR PERMIT
2	09/01/2020	REVISED PER COMMENTS
3	09/01/2020	REVISED PER COMMENTS
4	09/01/2020	REVISED PER COMMENTS
5	09/01/2020	REVISED PER COMMENTS
6	09/01/2020	REVISED PER COMMENTS
7	09/01/2020	REVISED PER COMMENTS
8	09/01/2020	REVISED PER COMMENTS
9	09/01/2020	REVISED PER COMMENTS
10	09/01/2020	REVISED PER COMMENTS
11	09/01/2020	REVISED PER COMMENTS
12	09/01/2020	REVISED PER COMMENTS
13	09/01/2020	REVISED PER COMMENTS
14	09/01/2020	REVISED PER COMMENTS
15	09/01/2020	REVISED PER COMMENTS
16	09/01/2020	REVISED PER COMMENTS
17	09/01/2020	REVISED PER COMMENTS
18	09/01/2020	REVISED PER COMMENTS
19	09/01/2020	REVISED PER COMMENTS
20	09/01/2020	REVISED PER COMMENTS
21	09/01/2020	REVISED PER COMMENTS
22	09/01/2020	REVISED PER COMMENTS
23	09/01/2020	REVISED PER COMMENTS
24	09/01/2020	REVISED PER COMMENTS
25	09/01/2020	REVISED PER COMMENTS
26	09/01/2020	REVISED PER COMMENTS
27	09/01/2020	REVISED PER COMMENTS
28	09/01/2020	REVISED PER COMMENTS
29	09/01/2020	REVISED PER COMMENTS
30	09/01/2020	REVISED PER COMMENTS

PREPARED BY: A. MORESI
 DRAWN BY: V.C.D.S.
 JOB NO.: DW20-0002-00

SHEET
A3.0



PROPOSED DEVELOPMENT

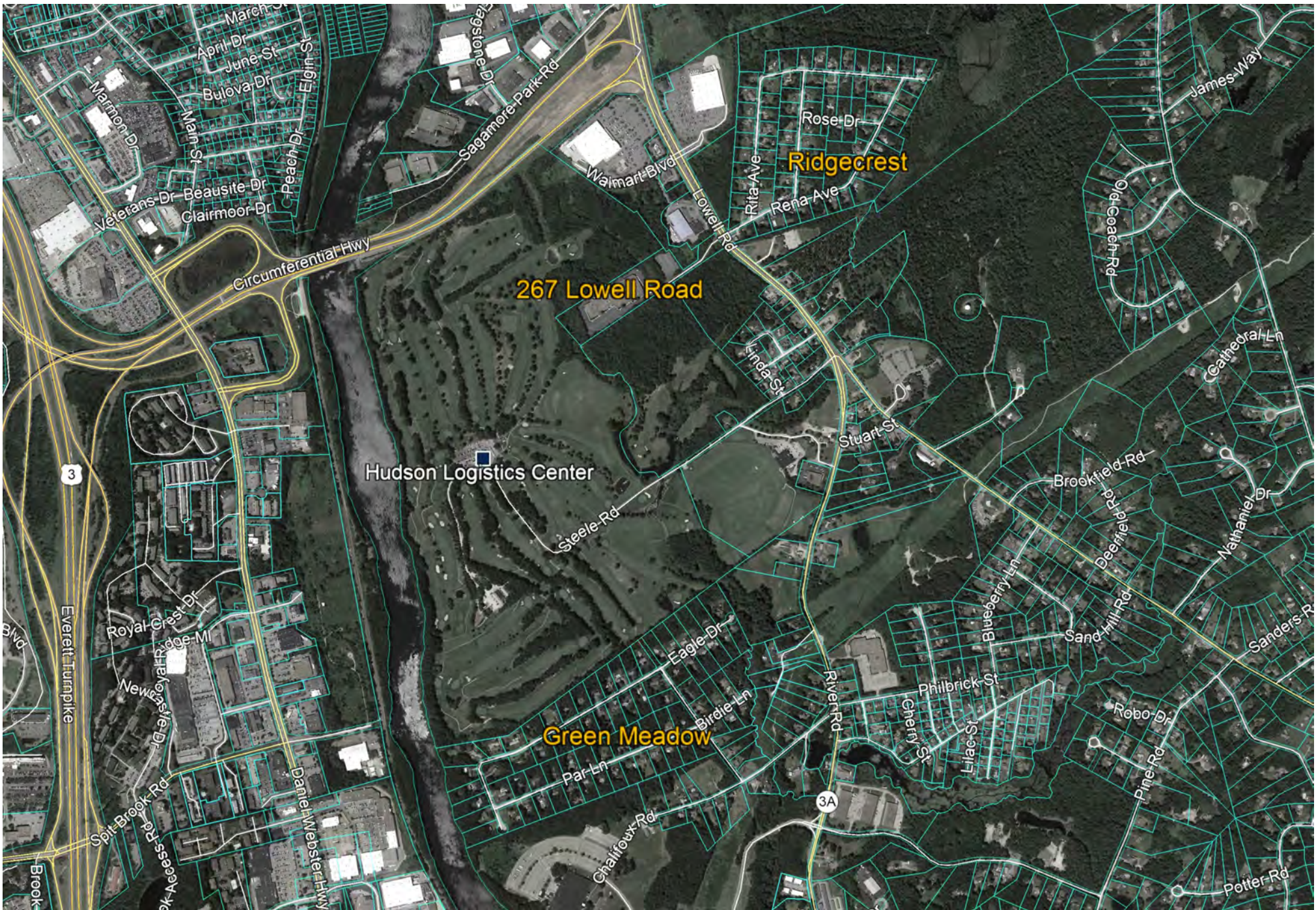


Date	Description	No.
Revisions		
LANGAN		
Langan Engineering and Environmental Services Inc. 888 Boylston Street, Ste 510 Boston, MA 02116 T: 617.824.9100 F: 617.826.9101 www.langan.com		
Project		
HUDSON LOGISTICS CENTER		
MAP No. 239, LOT No. 1 HUDSON NEW HAMPSHIRE		
Drawing Title		
SNOW STORAGE AREA FIGURE		
Project No.	Figure	
151010101		
Date	03/10/2021	
Drawn By	BDR	
Checked By	TDO	
		FIG. 01

SNOW STORAGE AREA CHART		
SYMBOL	Bldg.	SNOW STORAGE AREA (AC)
	Bldg. A	±3.9
	Bldg. B	±2.5
	Bldg. C	±2.4
TOTAL		±8.8



PROPOSED DEVELOPMENT





20 Fairway Drive



23 Fairway Drive

Year	Property	Sales Price	SF	Price/SF
2010	6 Eagle *	\$315,000	2,058	\$153.06
	7 Fairway *	\$279,100	2,472	\$112.90
2011	16 Par	\$292,500	1,978	\$147.88
	11 Par	\$322,500	2,504	\$128.79
	12 Eagle *	\$313,500	2,672	\$117.33
2012	6 Eagle *	\$295,000	2,058	\$143.34
	14 Muldoon	\$272,500	2,100	\$129.76
	13 Par	\$340,000	2,900	\$117.24
2013	3 Birdie	\$278,000	1,862	\$149.30
	13 Fairway *	\$315,000	2,652	\$118.78
	22 Par	\$313,700	2,058	\$152.43
2014	8 Eagle *	\$310,000	2,150	\$144.19
	5 Muldoon	\$315,000	2,086	\$151.01
	5 Par	\$304,900	1,858	\$164.10
2015	6 Birdie	\$335,000	2,100	\$159.52
	9 Eagle	\$300,000	2,058	\$145.77
	20 Fairway	\$345,000	2,156	\$160.02
2016	21 Fairway *	\$350,000	2,012	\$173.96
	9 Muldoon	\$330,000	2,254	\$146.41
2017	7 Eagle	\$385,000	2,200	\$175.00
	5 Par	\$365,000	1,858	\$196.45
	23 Par	\$389,900	2,527	\$154.29
	11 Muldoon	\$375,000	1,896	\$197.78
	9 Muldoon	\$385,000	2,254	\$170.81
2018	20 Par	\$400,500	2,058	\$194.61
2019	8 Muldoon	\$400,000	2,086	\$191.75
	25 Par	\$455,000	2,357	\$193.04
	9 Par	\$460,000	2,447	\$187.99
2020	20 Fairway	\$424,900	2,156	\$197.08
2021	23 Fairway *	\$564,000	2,204	\$255.90



18 Ridgecrest Drive



0 Rita



11 Rega



4 Rega



15 Rita

Year	Property	Sales Price	SF	Price/SF
2011	3 Rose	\$226,000	2,273	\$99.43
	8 Ridgecrest	\$275,000	2,273	\$120.99
2012	11 Rita	\$205,000	1,632	\$125.61
	3 Ridgecrest	\$178,500	1,301	\$137.20
2013	13 Rita	\$201,000	1,380	\$145.65
	2 Ridgecrest	\$159,900	1,248	\$128.13
2014	4 Rose	\$225,000	1,428	\$157.56
	9 Ridgecrest	\$197,000	1,240	\$158.87
	16 Ridgecrest	\$272,500	1,544	\$176.49
	1 Rose	\$240,000	1,803	\$133.11
	3 Ridgecrest	\$215,900	1,834	\$117.72
	10 Rega	\$153,000	960	\$159.38
	6 Rose	\$191,000	1,016	\$187.99
	16 Rita	\$360,000	2,814	\$127.93
	17 Ridgecrest	\$177,000	1,016	\$174.21
	4 Ridgecrest	\$171,000	1,056	\$161.93
2015	8 Rega	\$239,165	1,834	\$130.41
	0 Rita	\$205,000	1,275	\$160.78
2018	6 Rega	\$230,000	1,638	\$140.42
	20 Rena	\$235,000	1,572	\$149.49
	10 Rita	\$290,000	1,428	\$203.08
2019	9 Rena	\$284,800	1,654	\$172.19
	2 Ridgecrest	\$297,500	1,248	\$238.38
2020	15A Rena	\$311,900	1,344	\$232.07
	18 Ridgecrest	\$355,000	1,344	\$264.14
	15 Rita	\$350,000	1,715	\$204.08
	4 Rega	\$325,100	960	\$338.65
	0 Rita	\$290,000	1,275	\$227.45
	11 Rega	\$455,000	2,404	\$189.27



PROPOSED DEVELOPMENT

Summary to date:

- Presented last 16 December 2020 with feedback and comments
- Continued incorporation of town comments
- Code Compliance Support report dated 10 February
- HMMH review letter of 17 February

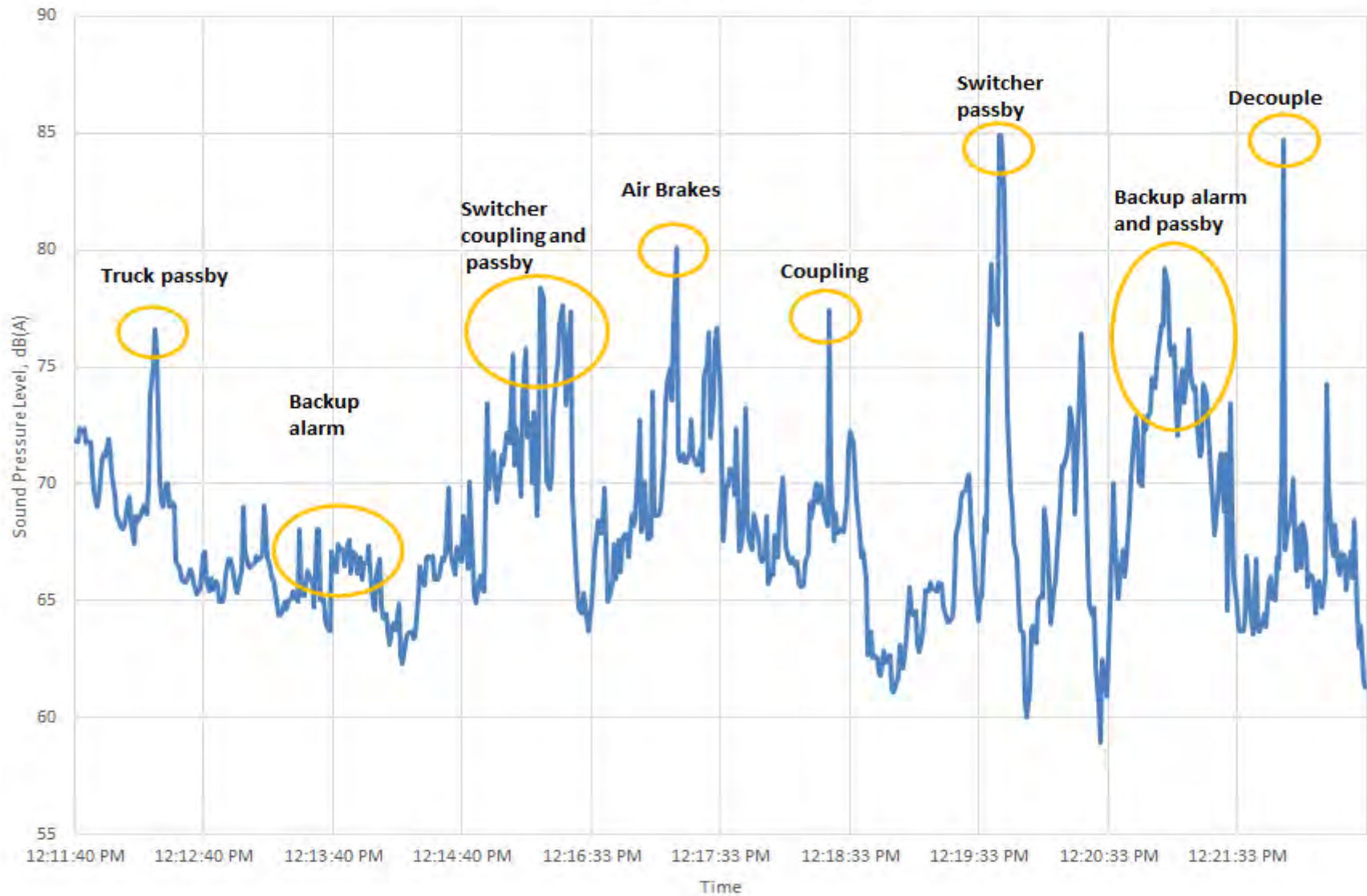
Goal is to provide proper context of our conservative evaluation to show a realistic scenario on how intermittent truck operations will occur in the community.

HUDSON NOISE CODE

Covers site sound using ten different limits:

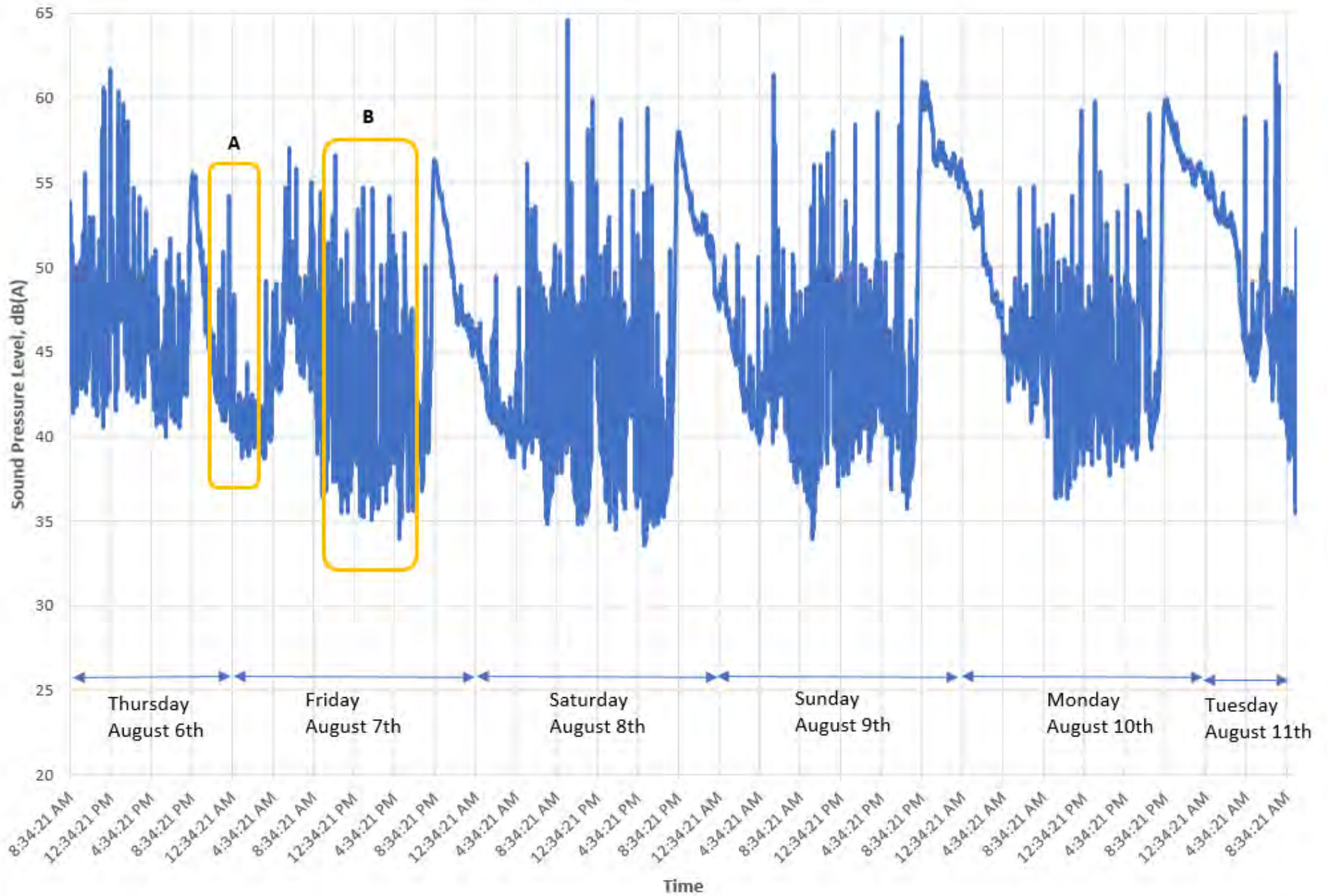
- Limit 1 – Generally prohibits noise pollution
- Limit 2 – Average hourly sound levels
- Limit 3 – Impulsive sound
- Limit 4 – Background sound increase
- Limit 5 – Pure tones
- Limit 6 – If ambient exceeds Limit 2, limit is 3 dB above ambient
- Limit 7 – Off road recreational vehicles
- Limit 8 – Water vessels
- Limit 9 – Construction
- Limit 10 – Restrictions on horn use, idling, and exhaust noise in residential areas

Time history of an active truck court



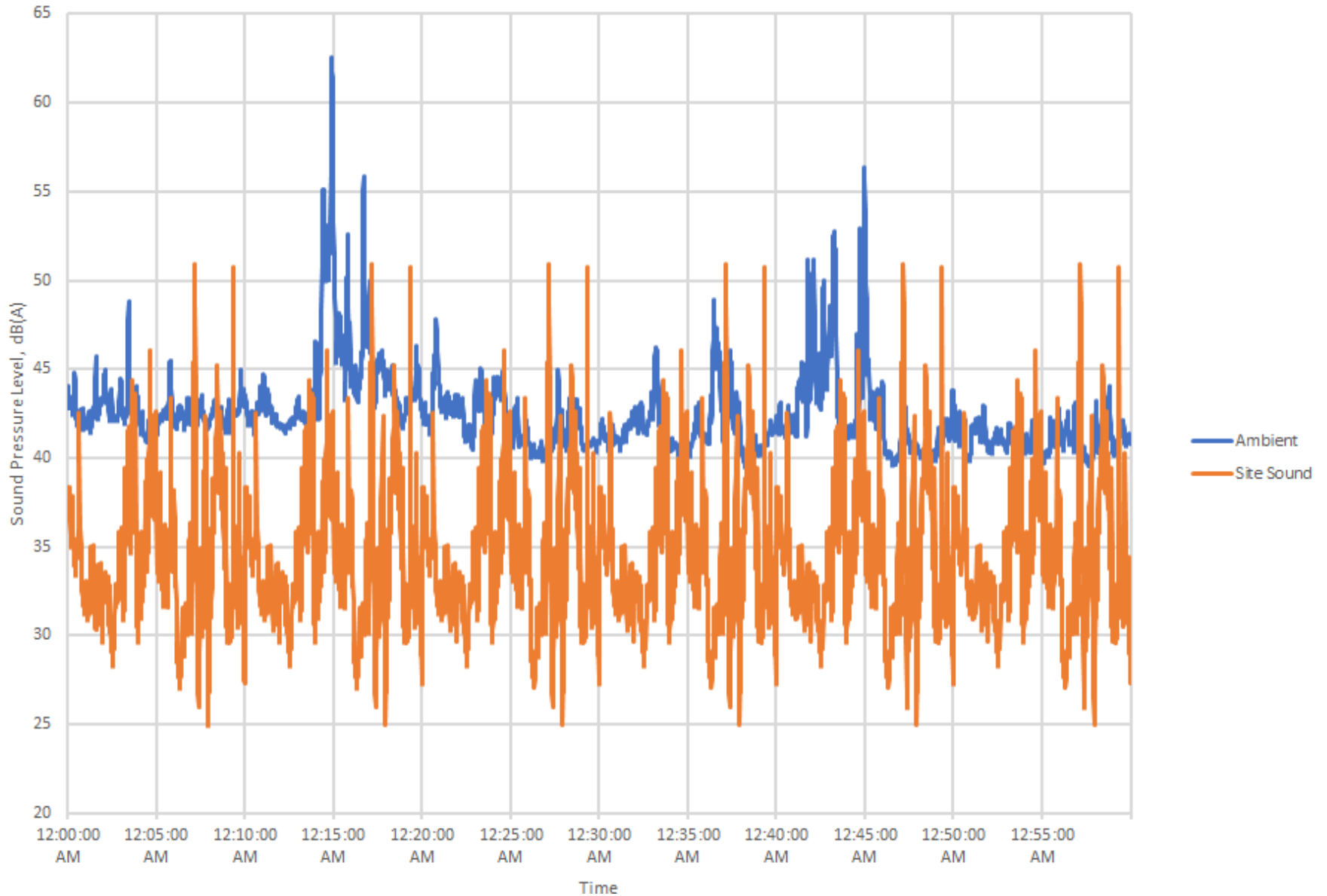
	L_{min}	L_{90}	L_{eq}	L_5	L_{max}
Time History Stats	60	64	71	76	85
Normalized Results at Houses to South	26	30	37	42	51

Location 2 Time History



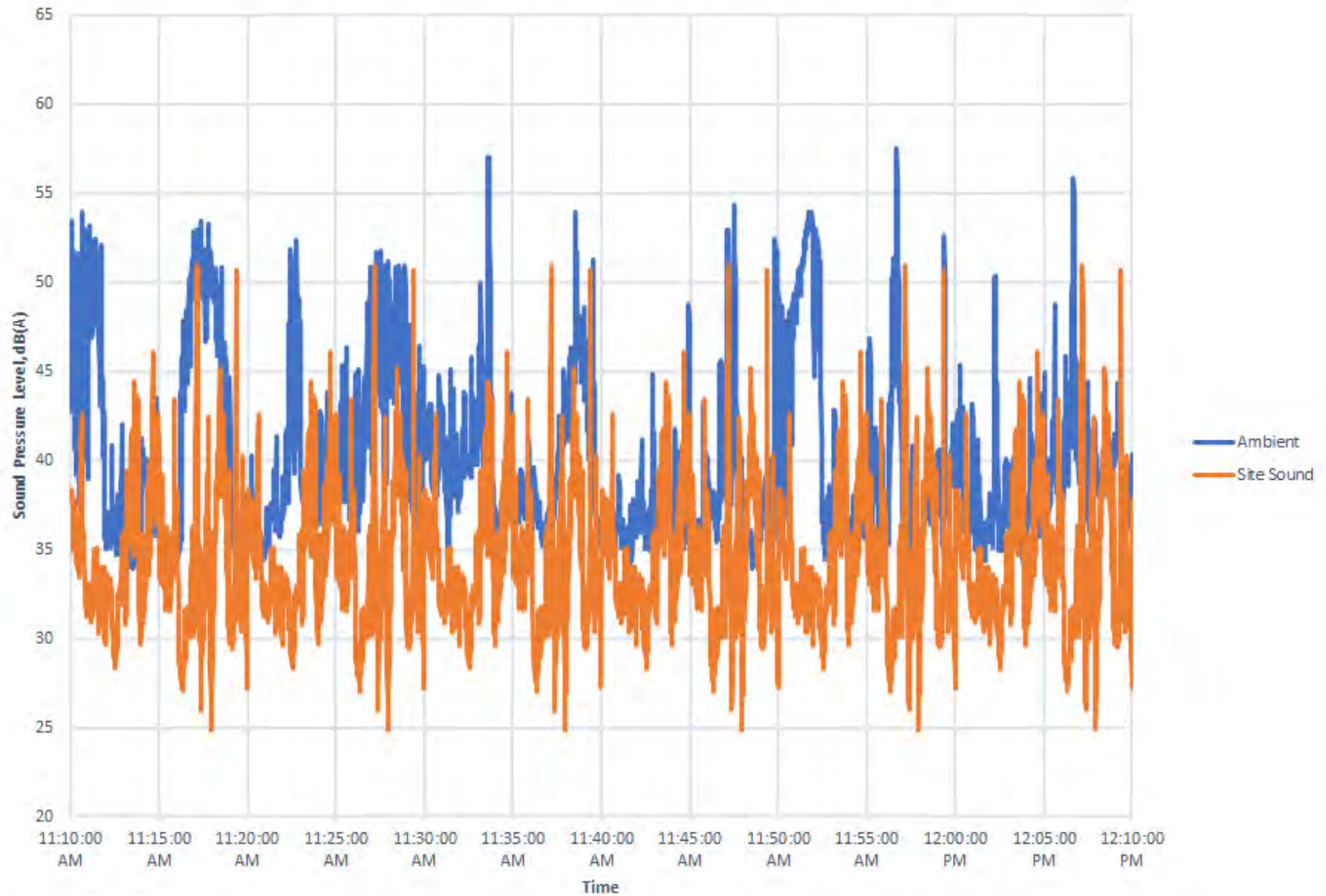
SECTION A AMBIENT WITH NORMALIZED TRUCK COURT OPERATIONS

Location 2 - Ambient Data of 8/7 with Superimposed Site Sound



SECTION B AMBIENT WITH NORMALIZED TRUCK COURT OPERATIONS

Location 2 - Ambient Data of 8/7 with Superimposed Site Sound



SOUND STUDY UPDATES

- A conservative approach was used and is maintained, however actual operations will generate the least amount of activity in the southern portion of the site.
- Adding the variable of time into the analysis shows full compliance with all Hudson Noise Code sections.
- Comparison with existing ambient shows that the site will generally be well below existing sound in the area. Site sound will be comprised of HVAC sound across most hours.
- Occasional intrusive sound will be audible, but are comparable to existing intrusive sound in the area. Hence there will be no negative acoustical impact to the surrounding area.

The conclusion of the 2/17/21 HMMH letter which is as follows:

“The Supplemental Study addresses the outstanding comments in my previous review. It is my professional opinion that the applicant has demonstrated that the Project can operate in compliance with the Town’s Noise Ordinance.”



THANK YOU

hillwood.com