

# PLANNING BOARD

**HUDSON  
LOGISTICS  
CENTER**

**HILLWOOD**  
A PEROT COMPANY®

MAKING  
COMMUNITIES  
WORK BETTER

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MAY 2020

# HUDSON LOGISTICS CENTER PROJECT TEAM

## HILLWOOD NORTHEAST REGION LEADERSHIP



**Gary Frederick**  
Senior Vice President,  
Market Leader



**Michael Alderman**  
Senior Vice President,  
Market Leader



**Justin Dunn**  
Vice President

## PROJECT TEAM

**Hayner Swanson**  
Land Surveying  
Nashua, NH

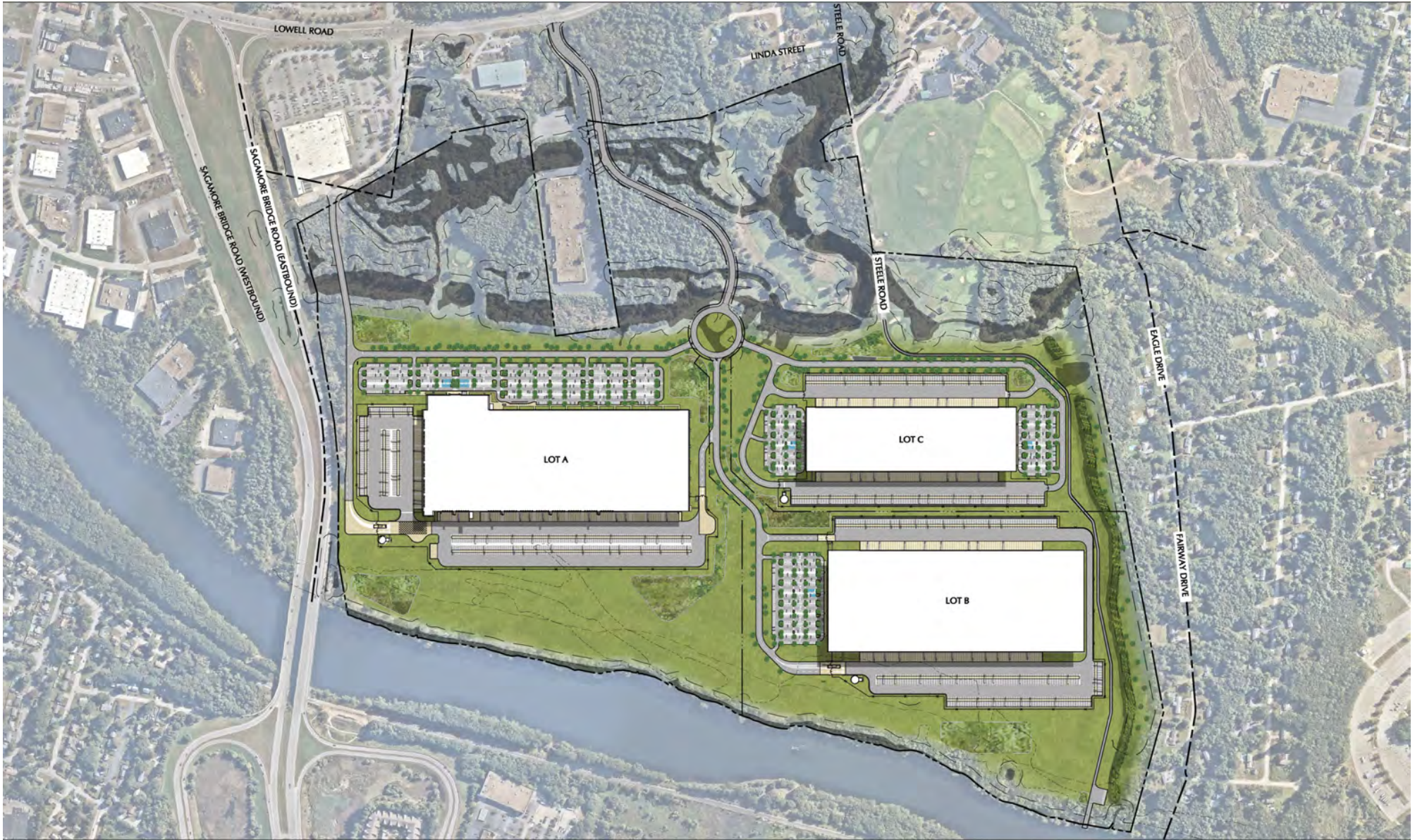
**Gove Environmental Services Inc.**  
Environmental  
Exeter, NH

**Smolak & Vaughan**  
Legal  
North Andover, MA

**Langan Engineering & Environmental Services, Inc.**  
Engineering  
Boston, MA

**Donahue, Tucker & Ciandella**  
Legal  
Exeter, NH

**Montagne Communications**  
Community Relations  
Manchester, NH



# E-COMMERCE EXPERIENCE

**60+**

PROJECTS

*IN LAST 18 MONTHS*

**5**

FULLY CAPITALIZED FACILITIES  
DEVELOPED OR FINANCED

TOTALING **\$1.8B**

**35M+**

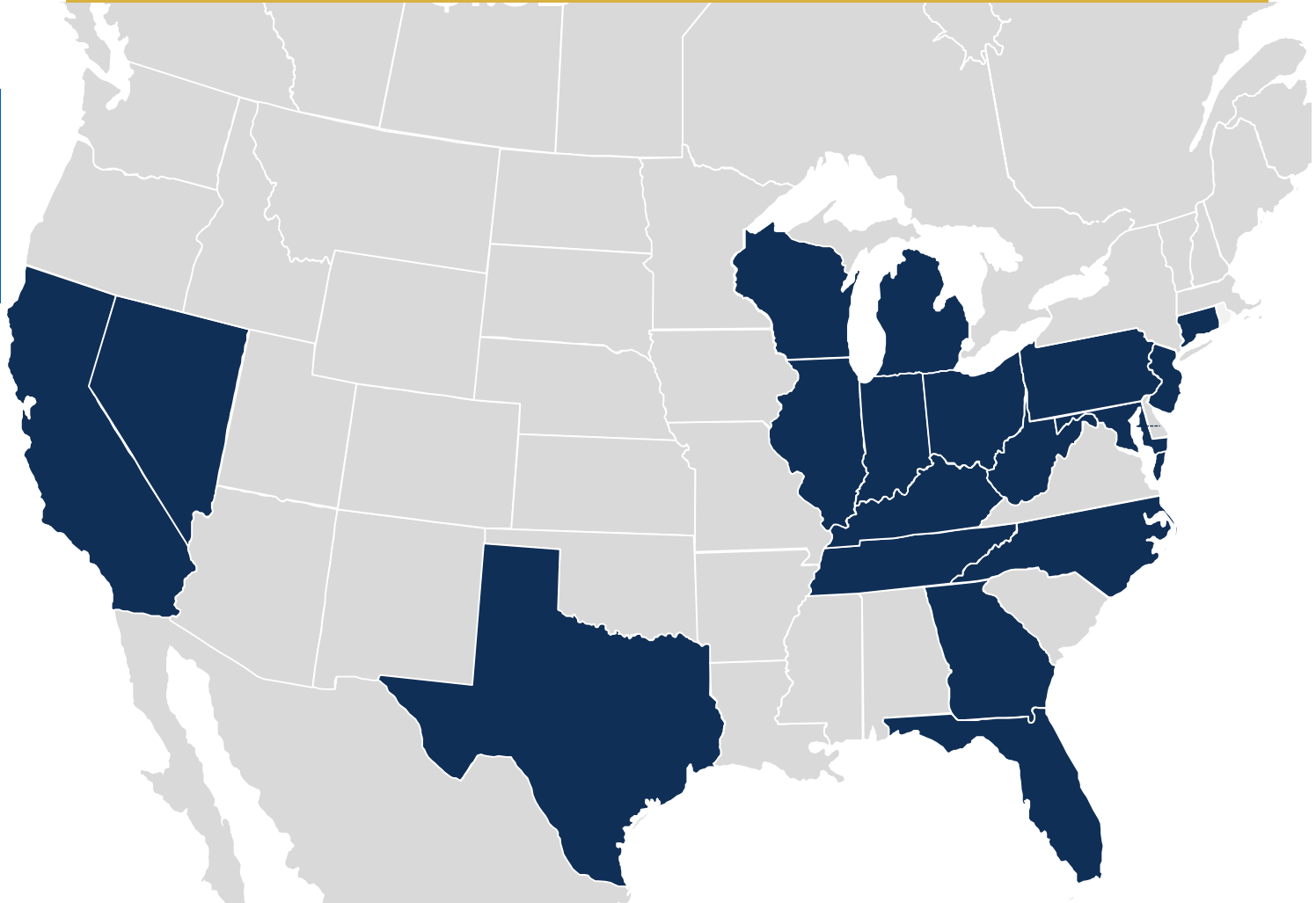
SQUARE FEET

**24**

MARKETS

**10+**

E-COMMERCE  
TENANTS

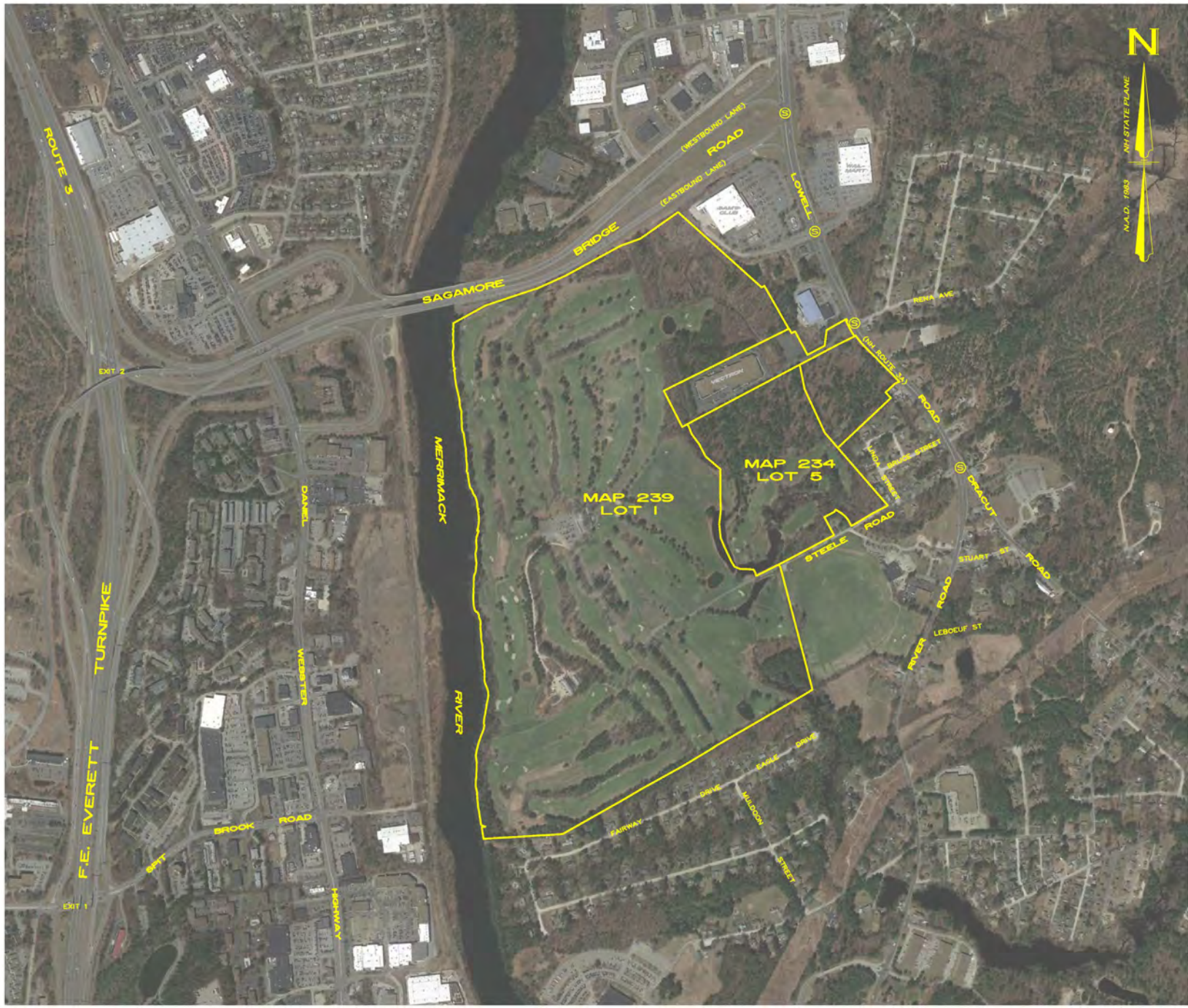




## DRIVING ENVIRONMENTAL SUSTAINABILITY

### OUR APPROACH

At Hillwood, we believe that true sustainable development has environmental, economic and social elements that benefit all stakeholders, including owners, occupants and neighboring community members, as well as future generations.





LOT AREA TABLE (AFTER SUBDIVISION)					
LOT	TOTAL AREA (ACRES)	AREA OF WETLAND (AC.)	AREA SLOPE>25% (ACRES)	NET USABLE AREA (ACRES)	FRONTAGE (FT)
MAP 233 LOT 1	481.308	18.91%	8.524	32.274	1,124.66
MAP 234 LOT 3	128.753	19.92%	1.424	58.761	2,352.09
MAP 234 LOT 34	12.894	1.08%	0.254	12.792	1,381.23
MAP 234 LOT 35	13.247	7.04%	NA	NA	1,043.75
MAP 234 LOT 1	97.014	1.32%	0.524	39.966	122
TOTAL	733.416	11.28%	10.736	344	100

**RIPARIAN NOTE:**

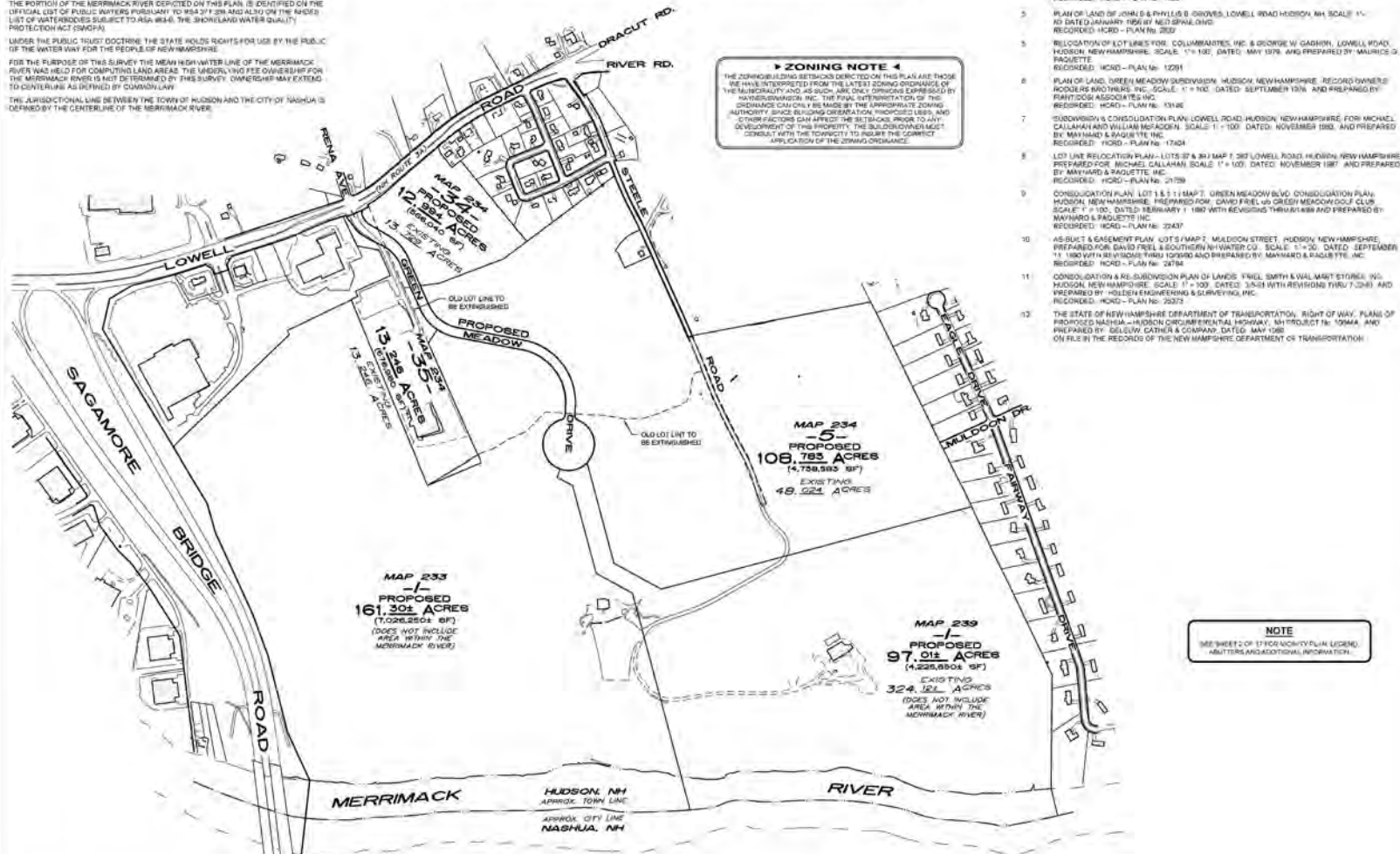
THE PORTION OF THE MERRIMACK RIVER DEPICTED ON THIS PLAN, IS IDENTIFIED ON THE OFFICIAL LIST OF PUBLIC WATERS PUBLISHED BY RSA 678:236 AND ALSO ON THE RIVERS LIST OF WATERSHEDS SUBJECT TO RSA 678-A, THE SHORELAND WATER QUALITY PROTECTION ACT (SMQWA).

UNDER THE PUBLIC TRUST DOCTRINE, THE STATE HOLDS RIGHTS FOR USE BY THE PUBLIC OF THE WATER WAY FOR THE PEOPLE OF NEW HAMPSHIRE.

FOR THE PURPOSE OF THIS SURVEY, THE MEAN HIGH WATER LINE OF THE MERRIMACK RIVER WAS HELD FOR COMPUTING LAND AREAS. THE MEAN HIGH WATER LINE FOR THE MERRIMACK RIVER IS NOT DETERMINED BY THIS SURVEY. DAMPERING MAY EXTEND TO CENTERLINE AS DEFINED BY COMMON LAW.

THE JURISDICTIONAL LINE BETWEEN THE TOWN OF HUDSON AND THE CITY OF NASHUA IS DEFINED BY THE CENTERLINE OF THE MERRIMACK RIVER.

**ZONING NOTE 4**  
THE ZONING/BLDG SETBACKS DERIVED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HILLWOOD INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPLICABLE ZONING AUTHORITY SINCE BLDG OPERATION, PROPOSED 1989, AND CORRECTIONS CAN AFFECT THE SETBACKS. PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE SUBDIVIDER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



**PLAN REFERENCES:**

1. PLAN OF LAND BELONGING TO ALPHONSE J. RALONDS, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 120', DATED DECEMBER 1989, SURVEYOR: G.R. HYDE, RECORDED: HCRD - PLAN No. 270
2. PLAN OF LAND OF E. STUART & DORIS E. DRIVES, HUDSON, NH, SCALE: 1" = 100', DATED MAY 1991, LOTS ADDED AUGUST 1993, LOT 7A ADDED DECEMBER 1993 DURANT & TATE, ADDED OCTOBER 1993, AND INCORPORATED BY NED SPALDING, RECORDED: HCRD - PLAN No. 9231
3. PLAN OF LAND OF GORDON & TATE, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 50', DATED MAY 1990 WITH MODIFICATIONS FEBRUARY 1998, PREPARED BY NED SPALDING, CIVIL ENGINEER, RECORDED: HCRD - PLAN No. 1701
4. BROOKHAVEN, STEELE ROAD, HUDSON, NEW HAMPSHIRE, RECORD OWNER JUDITH A. DAROCHEN, SCALE: 1" = 90', DATED JUNE 28, 1990, SURVEYOR: EARLE WILLIAMS, RECORDED: HCRD - PLAN No. 1465
5. PLAN OF LAND OF JOHN E. & PHYLLIS B. GIOVINE, LOWELL ROAD HUDSON, NH, SCALE: 1" = 40', DATED JANUARY 1984 BY NED SPALDING, RECORDED: HCRD - PLAN No. 282
6. RELOCATION OF LOT LINES FOR: COLUMBIAN, INC. & GEORGE W. GAGNIR, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 150', DATED: MAY 1978, AND PREPARED BY MAURICE D. RAQUETTE, RECORDED: HCRD - PLAN No. 12781
7. PLAN OF LAND, GREEN MEADOW SUBDIVISION, HUDSON, NEW HAMPSHIRE, RECORD OWNER'S: RODGERS BROTHERS, INC., SCALE: 1" = 100', DATED: SEPTEMBER 1976, AND PREPARED BY: RAINT DOOR ASSOCIATES INC, RECORDED: HCRD - PLAN No. 13148
8. SUBDIVISION & CONSOLIDATION PLAN, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, FOR MICHAEL CALLAHAN AND WILLIAM McFADDEN, SCALE: 1" = 100', DATED: NOVEMBER 1983, AND PREPARED BY: MAYNARD & RAQUETTE, INC, RECORDED: HCRD - PLAN No. 17404
9. LOT LINE RELOCATION PLAN - LOTS 37 & 39 | MAP 7, 282 LOWELL ROAD, HUDSON, NEW HAMPSHIRE, PREPARED FOR MICHAEL CALLAHAN, SCALE: 1" = 100', DATED: NOVEMBER 1987, AND PREPARED BY: MAYNARD & RAQUETTE, INC, RECORDED: HCRD - PLAN No. 21758
10. CONSOLIDATION PLAN, LOT 1 & 11 | MAP 7, GREEN MEADOW BLDG, CONSOLIDATION PLAN, HUDSON, NEW HAMPSHIRE, PREPARED FOR: DAVID FRIEL, US GREEN MEADOW GOLF CLUB, SCALE: 1" = 100', DATED: FEBRUARY 1, 1997 WITH REVISIONS THROUGH 7/2/98, AND PREPARED BY: MAYNARD & RAQUETTE, INC, RECORDED: HCRD - PLAN No. 22437
11. AS-BUILT & BASEMENT PLAN, LOT 9 | MAP 7, MULDOON STREET, HUDSON, NEW HAMPSHIRE, PREPARED FOR: DAVID FRIEL & SOUTHERN W. HANCOCK CO., SCALE: 1" = 30', DATED: SEPTEMBER 11, 1990 WITH REVISIONS THROUGH 10/30/90 AND PREPARED BY: MAYNARD & RAQUETTE, INC, RECORDED: HCRD - PLAN No. 24748
12. CONSOLIDATION & RE-SUBDIVISION PLAN OF LOTS 9, 10 & 11 | MAP 7, MULDOON STREET, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 100', DATED: 3/1/93 WITH REVISIONS THRU 7/2/98, AND PREPARED BY: HOLDEN ENGINEERING & SURVEYING, INC, RECORDED: HCRD - PLAN No. 25272
13. THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY, PLANS OF PROPOSED NASHUA - HUDSON CIRCUMFERENTIAL HIGHWAY, NH PROJECT No. 109MA, AND PREPARED BY: BELLEVUE CARTER & COMPANY, DATED: MAY 1988

**NOTE**  
SEE SHEET 2 OF 17 FOR UTILITY PLAN, LEGEND, ADJUSTERS AND CADD INFORMATION.

**APPROVED BY THE HUDSON, NH PLANNING BOARD**

DATE OF MEETING: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:23.

FOR GREENMEADOW GOLF CLUB, INC. DATE \_\_\_\_\_  
 THOMAS E. FRIEL DATE \_\_\_\_\_  
 PHILIP J. FRIEL, III DATE \_\_\_\_\_  
 FOR 287 LOWELL RD HUDSON, LLC DATE \_\_\_\_\_

**CERTIFICATION**

HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS (PLANNING SURVEY CLASSIFICATION U) (URBAN) AS SET FORTH IN TABLE 500.7 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATION, TITLE 8:00 OF THE BOARD OF LICENSES FOR LAND SURVEYORS, ADOPTED 02/20/97, ECTSY07B-010109.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE INCH IN FIFTEEN THOUSAND OR ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY. DATE \_\_\_\_\_

LEE B. SPALDING, L.L.S.

# HUDSON LOGISTICS CENTER OPERATIONS



- Specific facility function
- The loading dock system
- The parking lot system
- Employee shift-change





# PRELIMINARY SITE PLAN





# PRELIMINARY SITE PLAN



~230 ACRES / OVER 60% GREEN SPACE  
Protecting the character and area waterways



CURRENT VIEW A



AT COMPLETION VIEW A



CURRENT VIEW A



FUTURE VIEW A



## STUBSTANTIAL BERM

Blocking structures from view and obscure any new light and sound



CURRENT **VIEW B**



AT COMPLETION **VIEW B**





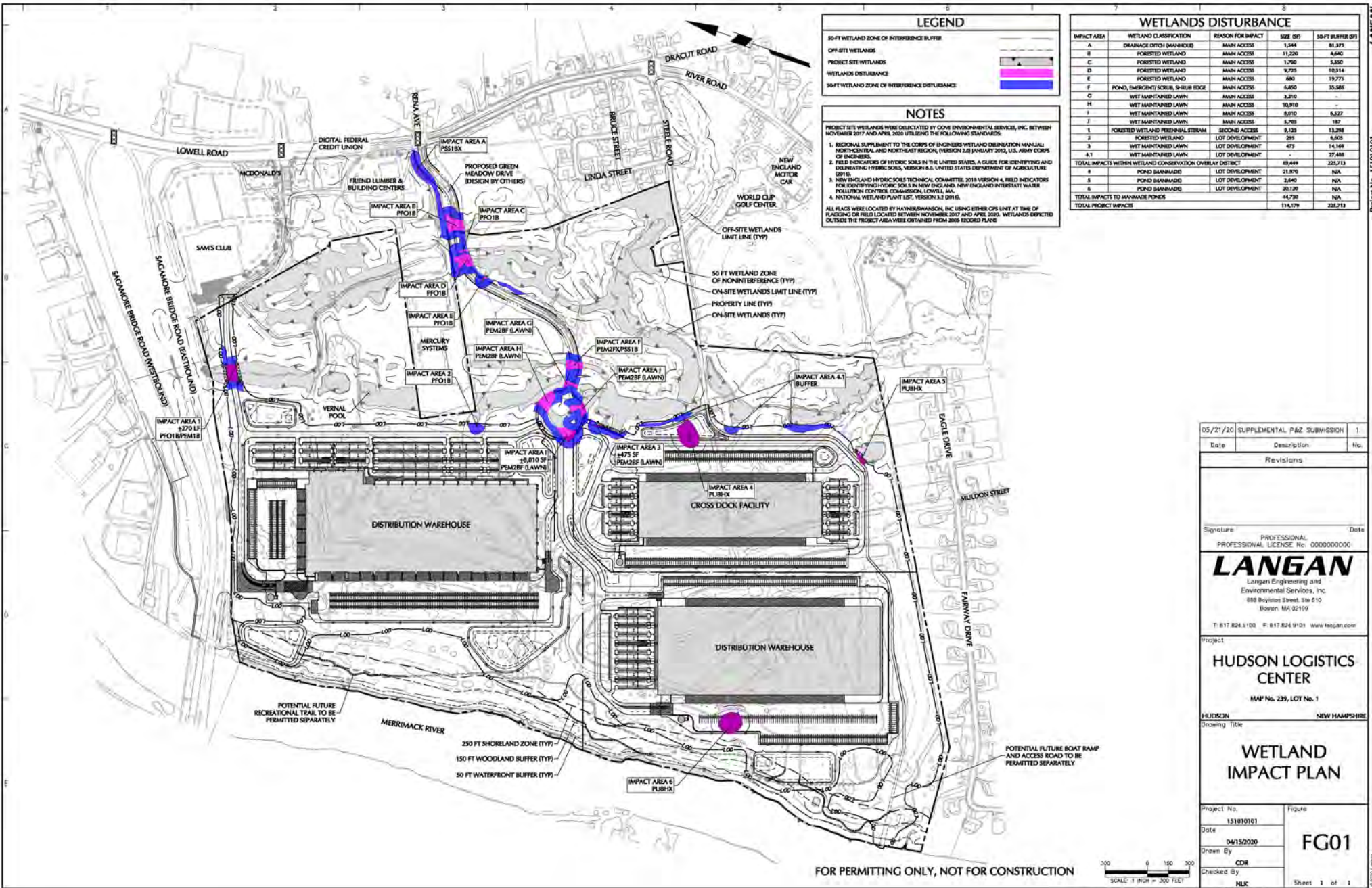
CURRENT VIEW B



FUTURE VIEW B



# WETLANDS



### LEGEND

50 FT WETLAND ZONE OF INTERFERENCE BUFFER

OFF-SITE WETLANDS

PROJECT SITE WETLANDS

WETLANDS DISTURBANCE

50 FT WETLAND ZONE OF INTERFERENCE DISTURBANCE

### NOTES

PROJECT SITE WETLANDS WERE DELINEATED BY COVE ENVIRONMENTAL SERVICES, INC. BETWEEN NOVEMBER 2017 AND APRIL 2018 UTILIZING THE FOLLOWING STANDARDS:

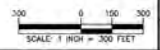
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DelineATION MANUAL, NORTH-CENTRAL AND NORTH-EAST REGION, (VERSION 2.0) (JANUARY 2013), U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE 2016.
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2018 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

ALL PLACES WERE LOCATED BY HAYNESBIRMANSON, INC. USING EITHER GPS UNIT AT TIME OF FLAGGING OR FIELD LOCATED BETWEEN NOVEMBER 2017 AND APRIL 2018. WETLANDS DEPICTED OUTSIDE THE PROJECT AREA WERE OBTAINED FROM 2008 RECORDS PLAN.

### WETLANDS DISTURBANCE

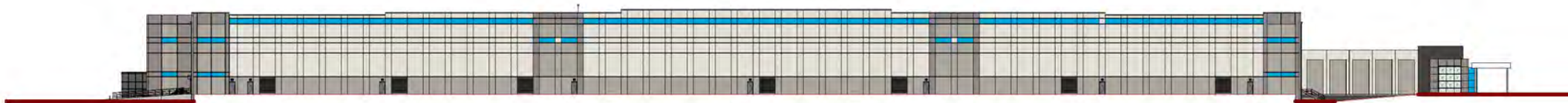
IMPACT AREA	WETLAND CLASSIFICATION	REASON FOR IMPACT	SIZE (SQ)	50-FT BUFFER (SQ)
A	DRAINAGE CATCH BASIN/DECK	MAIN ACCESS	1,544	81,375
B	FORESTED WETLAND	MAIN ACCESS	11,220	4,640
C	FORESTED WETLAND	MAIN ACCESS	1,790	5,330
D	FORESTED WETLAND	MAIN ACCESS	9,725	19,314
E	FORESTED WETLAND	MAIN ACCESS	580	19,775
F	POND, EMERGENT/SCIRUS, SHRUB EDGE	MAIN ACCESS	6,800	35,585
G	WET MAINTAINED LAWN	MAIN ACCESS	3,210	-
H	WET MAINTAINED LAWN	MAIN ACCESS	10,910	-
I	WET MAINTAINED LAWN	MAIN ACCESS	8,910	8,527
J	WET MAINTAINED LAWN	MAIN ACCESS	3,700	197
K	FORESTED WETLAND PERENNIAL STREAM	SECOND ACCESS	9,125	13,298
L	FORESTED WETLAND	LOT DEVELOPMENT	295	6,605
M	WET MAINTAINED LAWN	LOT DEVELOPMENT	475	14,169
N	WET MAINTAINED LAWN	LOT DEVELOPMENT	-	27,488
TOTAL IMPACTS WITHIN WETLAND CONSERVATION OVERLAY DISTRICT			48,449	225,713
1	POND (SHANNAGHD)	LOT DEVELOPMENT	21,970	N/A
4	POND (SHANNAGHD)	LOT DEVELOPMENT	2,540	N/A
8	POND (SHANNAGHD)	LOT DEVELOPMENT	20,136	N/A
8	POND (SHANNAGHD)	LOT DEVELOPMENT	14,770	N/A
TOTAL IMPACTS TO SHANNAGHD PONDS			114,176	225,713

FOR PERMITTING ONLY, NOT FOR CONSTRUCTION



05/21/20	SUPPLEMENTAL P&Z SUBMISSION	1
Date	Description	No.
Revisions		
Signature: _____ Date: _____		
PROFESSIONAL LICENSE No. 000000000		
<b>LANGAN</b>		
Langan Engineering and Environmental Services, Inc. 888 Boylston Street, Ste 910 Boston, MA 02199		
T: 617.824.9100 F: 617.824.9101 www.langan.com		
Project: HUDSON LOGISTICS CENTER		
MAP No. 235, LOT No. 1		
HUDSON NEW HAMPSHIRE		
Drawing Title: WETLAND IMPACT PLAN		
Project No. 131010101	Figure FG01	
Date 04/15/2020		
Drawn By CDR		
Checked By NLK		
Sheet 1 of 1		

# WETLANDS IMPACT STUDY



TYPICAL ELEVATIONS



## IMPACT

INCREASED TAX BASE

POTENTIAL JOB CREATION  
2,500

MITIGATION INVESTMENT

## QUALITY JOBS

GOOD WAGES

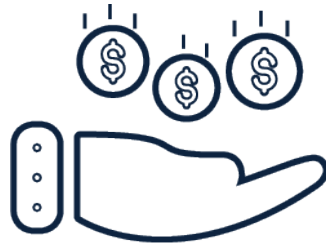
FULL BENEFITS

TRAINING & EDUCATION

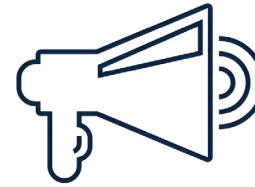
# STUDIES



Traffic



Fiscal Impact



Sound



Sight Lines



Photometric  
/ Lighting



Air Quality



Wetlands



Stormwater  
Management



# THE HILLWOOD ADVANTAGE

## **MASTER-PLANNED EXPERTISE**

Our breadth of experience and access to partners allow us to create far-reaching projects and opportunities.

## **DRIVEN BY INNOVATION**

We take a pioneering approach to next generation technology and forward-thinking infrastructure that empowers exponential growth.

## **SOLUTIONS FOR COMPLEXITY**

Our depth of capital and extensive expertise allow us to realize success in the most challenging and multifaceted of development opportunities.

## **STRONG PARTNERSHIPS**

We have a track record of building long-term relationships with industries, municipalities, partners and communities that are essential to success.

## **SMART RESOURCE MANAGEMENT**

Our insightful understanding of land values, natural resources and energy opportunities fuel economic development and power the path of progress.

THANK YOU