

FRIARS DRIVE INDUSTRIAL FACILITY

5 WAY REALTY TRUST SITE PLAN

SITE PLAN APPLICATION #10-21

STAFF REPORT #6

(Please refer to 9/22/21, 10/20/21, 11/10/21, 12/15/21, & 01/26/22 reports for earlier comments)
March 9, 2022

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 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.

ATTACHMENTS:

- A. Property Value Impact Study by J. Chet Rogers LLC, "RE: Friars Drive, Proposed Industrial Warehouse Building, Hudson", dated February 21, 2022.
- B. Property Value Impact Study by CBRE, "RE: Warehouse Impact on Nearby Residences", dated March 1, 2022.
- C. New Hampshire Code of Administrative Rules, Env-A 1100, Prevention, abatement and control of mobile source air pollution.
- D. Public Input received January 19 to March 2, 2022.
- E. CAP Fee Worksheet.

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 – Application accepted, Public hearing held, continued to November 10, 2021.
- November 6, 2021 – Site Walk conducted
- November 10, 2021 – Deferred to December 15, 2021
- December 15, 2021 – Public hearing held, waiver granted for reduction in parking spaces, continued to January 26, 2022.
- January 5, 2022 – Town Planner & Applicant met with Fox Hollow Board to discuss screening.

- January 26, 2022 – Public hearing held, continued to March 9, 2022.
- March 9, 2022 – Public hearing scheduled.

COMMENTS:

PEER REVIEW

Previous staff reports have included the peer reviews of engineering, regulatory compliance, traffic and sound. Each of these found the application to be in compliance.

PROPERTY VALUE IMPACT STUDY

At its last meeting on this application, the Board requested the Applicant conduct a study on the impact of the proposed industrial warehouse development on surrounding residential property values. Consequently, the Applicant submitted two property value impact studies (as **Attachment A** and **Attachment B**). The studies are currently under peer review, Camoin Associates.

Both reports provide: a review of literature; a review of the findings and peer review of similar studies performed for the Green Meadow Golf Course; a discussion of differences between that proposal and GFI's current proposal; and buffering strategies employed by GFI's proposal.

The report authored by J Chet Rogers, LLC (**Attachment A**) compared sales prices in the Fox Hollow Condominiums before and after June 30, 2021, with the rationale that this proposal came into public awareness at that time. However, the application was not received until August 3, 2021 and abutters received notice of the application in mid-September 2021 in accordance with statutory notification requirements. Regardless, the author could draw the same conclusions if isolating the transactions that occurred after the application became public knowledge.

In **Attachment B**, Jamie Moore of CBRE expands upon the Wesley Reeks study of the Green Meadow neighborhood to include transactions that have occurred since the Reeks report.

Both reports find no evidence that this proposal will have a detrimental effect on abutting property values.

Peer review of these reports was not available at the time of this staff report.

IDLING RESTRICTIONS

For reference, the restrictions on vehicle idling as set by the State of New Hampshire are included as **Attachment C**. A draft condition has been included to add a note acknowledging these requirements while also prohibiting overnight occupancy in vehicles.

PUBLIC INPUT

Although public input was closed at the last meeting on this application, Staff recommends re-opening public input on the topic of the new information presented by the Applicant. Written public input is provided in **Attachment D**.

Draft motions/conditions are provided in the event the Board is prepared to make a final decision on the application.

DRAFT MOTIONS:

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: _____

APPROVE the site plan application:

I move to approve 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 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.

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