

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting September 22, 2021

The meeting was called to order by Chair Kevin Santos at 7:05 PM.

Roll Call: Kevin Santos (Chair), John Parent (Vice Chair), Anna McCabe, Darryl Filippi, Jory Tsai, Robin Frank

Staff: Pam Helinek, Kristina Johnson (Planning and Community Development), Jack Hunter, Eliza Datta (Consultants), Jennifer Van Campen, Caitlin Madden, Claire Comeau (MetroWest Collaborative Development), Lia Scheele (Davis Square Architects)

Public: Shawn Sadowski (Hudson Select Board), Steve Forti (Packard Street abutter)

Packard Street Update

Pam Helinek reported that the Option to Purchase agreement has been finalized by the attorneys and signed by MWCD. When the hard copy is received, Kevin Santos or John Parent will need to sign it. Pam Helinek will forward the agreement to Trust members for their review before signing.

Jennifer Van Campen reported that the response to the Project Eligibility Letter sent to DHCD has been received and the 30-day comment period commenced on September 17, 2021. Preliminary approval should be received shortly after the 30 days is over, at which time the application process for the ZBA Comprehensive Permit can begin. The plan is to submit the application by the October 26 deadline for the November 18 ZBA meeting.

Lia Scheele presented revised plans with the drive aisles straightened and moved further towards the sides of the properties to increase the parking spots to 50 and spread the buildings out slightly allowing for a little more landscaping. The facades of the three townhouses were also varied slightly and patios moved to the sides of the end buildings.

Anna McCabe asked about the decrease in buffering. Lia Scheele said there will still be about 6 feet of buffering on either side of the property. Steve Forti expressed concern about having only 50 parking spots and said that 80-100 spots were needed. Jack Hunter said that in affordable housing situations, few households would have two cars and a number may have no cars. Jennifer Van Campen said that the units would be marketed as having one parking spot per unit, so that families that had two cars would not choose to live there. John Parent asked about guest parking. Jennifer Van Campen said there would be 10 extra spots for staff and guest parking. Shawn Sadowski agreed with the concern about too few parking spots for residents. He also expressed concern about car lights shining on neighbors across the street due to moving the driveway. Lia Scheele said they would check

on the lighting angles. Kristina Johnson reiterated that most low income families would not own multiple vehicles and suggested doing an analysis of parking at similar neighborhood affordable housing developments. Pam Helinek pointed out even if all the green space were paved over, there was not room on the site for 80 parking spots. Lia Scheele agreed that probably only 2 or 3 spots could be added.

Meet the Developer Open House – Staff has planned the Meet the Developer Night for Wednesday October 6, 2021 from 6:30-8:00 at the Farley School gym. Invitations will be mailed tomorrow to the same neighborhood list that was used for the Public Forum last year, will be posted to the Town website and email list and the Community Development Facebook page, and will be emailed to the Town boards. It will be posted as a public meeting so all Trust members are encouraged to attend.

SHI Report and Annual Monitoring Summary – Pam Helinek reported that Hudson still exceeded the required 10% for Affordable Housing. Kevin Santos asked if the 2020 census figures might cause an issue. Jennifer Van Campen said the reports would be updated when the new census numbers became available but Hudson has enough of a buffer that it won't be a problem.

Minutes -John Parent moved to accept the minutes from August 25, 2021, second by Anna McCabe, vote 6-0-0.

Next Meeting – The next meeting will be the Open House on October 6, 2021. The next regular Trust meeting was set for Wednesday October 20, 2021 at 7:00PM.

Adjournment –John Parent moved to adjourn the meeting, second by Anna McCabe, vote 6-0-0. The meeting was adjourned at 8:12 PM.