



Town of Hudson

Planning and Community Development Department

78 Main Street, Hudson, MA 01749
Tel: (978) 562-2989 Fax: (978) 568-9641

Packard Street Reuse Committee Minutes June 3, 2020

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Hudson Packard Street Reuse Committee was conducted via remote participation.

Minutes

Attendance: Anna McCabe; Kevin Santos; John Parent; Shawn Sadowski; Jeff Supernor; Stephen Forti; Tom Walsh; Michele Resendes; and Steve Huehmer

Also: Jack Hunter, Director of Planning and Community Development; Kristina Johnson, Assistant Director of Planning and Community Development; Eliza Datta E3 Consulting; and Cliff Boehmer, Davis Square Architects

1. Call to order – Ms. McCabe opened the meeting at 7:03PM
2. Review of last meeting – Mr. Hunter informed the committee that staff and the consultants have met once since the last meeting to start focusing in on the various options previously looked at and to develop a matrix outlining setbacks, parking, height, number of units, handicap access, elevators etc.

Mr. Parent next went over his discussions and email with the school Department regarding impact that an affordable development may have on the school system. They estimated that 35-45 units of 1, 2 and 3 bedrooms would generate about 1t students.

Ms. McCabe noted that her discussions with neighbors' openers were centered on property values and buffering.

Mr. Sadowski was concerned about property values as well.

Ms. McCabe asked if staff could look into examples of impacts on property values.

Mr. Santos interjected as a realtor he has not seen any negative impact in Hudson from existing affordable units.

3. Ms. Datta went through a PowerPoint presentation summarizing the site options and how each option related to setbacks, buffering, parking, number of units etc.

There was considerable discussion about the preferred option each member liked. There seemed to be a preliminary consensus on two buildings but the committee wanted to see them off the street facing each other and asked staff to include that for the next meeting. They also wanted the corresponding data for this hybrid option.

Lastly, they wanted to see examples of what this option could look like.

4. Minutes – On a motion by Mr. Parent, seconded by Mr. Santos the minutes of May 2, 2020 were approved unanimously by roll call vote.
5. Adjournment – On a motion by Ms. McCabe, seconded by Mr. Parent the meeting was adjourned by roll call vote at 8:52PM.