



# Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

## Minutes of Meeting – February 19, 2019

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The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:00 PM, Mr. D'Amelio called the meeting to order.

Present: Rodney Frias, Dirk Underwood, Steve Goldberg and Jack Hunter, Director.

### **Public Hearing – Native Sun Wellness – 37 Coolidge Street**

Tyler Murphy and Michael Dreyer representing Native Sun Wellness introduced themselves.

Mr. Murphy went over the history of the project and explained that they were currently operating on a foundation permit for a previously permitted bank and office building, but as explained at an earlier meeting they plan on developing an Adult Use and Medical Use Marijuana facility.

Mr. Murphy then reviewed the different aspects to the plan and noted at the direction of the Town Departments the western most egress has been eliminated.

Mr. Hunter then reviewed the memo he sent to the Board and noted that most issues raised by the different department heads were of a minor nature.

Mr. Scott, WMD then described his peer review and that a majority of his comments centered on the drainage calculations etc.

Mr. Frias asked if anyone from the public wished to speak.

Steve Forte, 45 Packard Street expressed concern about whether there was enough parking for peak hour demand. He stated that they are currently concerned about the situation that occurs now with Temescal and he doesn't want that to happen again.

Mr. Murphy answered that they won't be opening until next spring and it is their opinion that the demand for Adult Use will settle down and the need for associated parking will not be necessary.

Mr. Forte responded that he understand that but would like some assurances that his neighborhood would be protected.

Ms. Erica Harrington, 16 Ridge Road stated that she hopes there is a plan in place in case there is a problem when it opens.

Beth Langlois 5 Appleton, asked how many employees there would be and how many customers do they anticipate.



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Mr. Dreyer answered that they expect up to 3 employees at any one shift and on average about 6 to 8 customers per hour.

Mr. Lucey suggested that the western most egress remains but with a Hudson gated lock for emergency purposed only.

Mr. Hunter will ask the Fire Department if that is acceptable.

Erica Harrington asked about the lack of a turn lane on Coolidge and she greatly appreciated the applicant's openness to work with the residents.

Mr. Murphy answered that they worked through that with the Police Chief regarding stripping and a guardrail.

**Mr. Underwood, seconded by Mr. Goldberg moved to close the Public Hearing for Native Sun Wellness at 37 Coolidge Street.**

**Mr. Underwood, seconded by Mr. Goldberg moved to approve the Site Plan Approval for Native Sun Wellness at 37 Coolidge Street with the following conditions:**

- 1. A list of 24-hour emergency contact information must be provided to the Director of Planning and Community Development and the DPW Director prior to the issuance of any work.**
- 2. Hours of construction will be Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to Noon. No work or operation of machinery may happen before 7:00 a.m., in accordance with the town's noise by-law or after 5:00 p.m. Per the Massachusetts General Laws, work on Sundays and holidays need to be permitted on a case by case basis by the Chief of Police.**
- 3. Prior to the commencement of authorized site activity, the Planning and Community Development office shall be given 48 hours written notice. If the activity at the Project Site ceases for longer than 30 days, 48 hour written notice shall be given to the Planning and Community Development office prior to restarting work.**
- 4. A copy of the conditions and all final approved Plans shall be kept at the Project Site.**



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- 5. Members or agents of the Planning Board shall have the right to enter the Project Site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Project Site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.**
- 6. The approved erosion control plan shall be adhered to and governed. All erosion control shall be in place and approved by the DPW before construction begins. Weekly erosion control reports shall be submitted to the DPW and the Planning Department no later than noontime on Fridays.**
- 7. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW Director will make the final decision on how to proceed or if a decision is not able to be made, the matter will be referred to the Planning Board.**
- 8. Prior to the issuance of a Building Permit, revised plans reflecting all changes outlined in the Planning Staff memo dated February 13, 2019 and the WMD memo dated February 16, 2019 must be approved by WMD and the Planning Director.**
- 9. One month prior to the issuance of a Certificate of Occupancy, the applicant shall submit a traffic control plan (with comments from the Police Chief) and attend a Planning Board meeting. For final approval.**

**Vote: 3-0-0 to approve**

### **Minutes January 8, 2019**

Minutes were tabled



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### Adjournment

Mr. Goldberg, seconded by Mr. Underwood moved to adjourn at 7:40 PM.

**Vote: 3-0-0, Unanimous**

### Document List January 8, 2019

Documents	Location
Revised plans for Native Sun wellness	P & CD office
WMD memo	P & CD office
Planning Staff memo	P & CD office
	P & CD office

Cc: Town Clerk  
Department of Public Works  
Jeff Wood, Building Commissioner