



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – June 4, 2019

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: Robert D'Amelio, Chairman; Rodney Frias; Dirk Underwood, and Steve Goldberg

Staff: Jack Hunter, Director of Planning and Community Development; Kristina Johnson Assistant Director of Planning and Community Development

Public Hearing – 34 Tower Street – 196 Units AROD

Chairman Mr. D'Amelio went over the "ground rules" and procedures the Planning Board will be following for this project. He reminded everyone that this project falls under the Adaptive Reuse Overlay District (AROD) and if the developer asks for no waivers, which they are not asking for; they meet all the criteria; and can mitigate all the infrastructure issues the project is essentially an as of right development.

Joe Peznola, Hancock Associates introduced the project to the Board. 34 Tower is a 15 acre parcel with 3 industrial buildings located on it, with various tenants.

It is zoned industrial with the AROD overlay district on it. This designation allows for the development of residential development provided it meets certain criteria.

The project is to retain the 3 story industrial building for residential with a small commercial component.

The other buildings will be razed and two new residential buildings will be on the site. These structures will have some garages available to them in various locations on the site, as well as a leasing space and club house available to all the residences.

The proposal meets all setback and dimensional requirements of the AROD including parking and no waivers are being asking for.

The project consists of 196 units, 66 one bedroom 130 two bedrooms with 2.5 acres of open space.

Next Scott Thornton, VIA went over the traffic analysis conducted by his firm.



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He walked through his proposed improvements to Cox and Tower and to Tower and Main. Cox and Main he is proposing a flashing cross walk signal and a dedicated left turn westbound off of Cox to Tower.

On Main and Tower he is proposing a dedicated left turn eastbound on Main to Tower.

Architect Stephen Getz went through the design of the new structures and how they relate to the existing building and the open space and parking.

Mr. Peznola next discussed the possibility of relocating Knox Street and the advantages it could provide. They understand it will need the cooperation of both abutters before it can happen.

Finally he went through he proposed infrastructure improvements including drainage; water and sewer.

Mr. D'Amelio asked Mr. Hunter to review the issues Town Departments.

Mr. Hunter went through the review process that has occurred so far. He itemized each issue department heads had and paraphrased the discussions that have been held so far.

Mr. D'Amelio asked if there were any comments from the public.

Mr. Stanechewski, 81 Tower Street was concerned about water pressure, is there any plans to widen the road and was concerned about the number of parking spaces.

Mr. Peznola responded that flow testing has been conducted at peak demand time; currently there are no plans to widen any road beyond the right of way and they exceed the parking requirement and feel there is enough parking.

Ms. Rockwell, 20 Bennett wanted to know the bedroom mix for the renovated building?

Mr. Peznola stated only 1 and 2 bedroom units.

Ms. Walsh, 4 Day Circle asked when were the traffic counts conducted.

Mr. Thornton answered Wednesday September 12, 2018.

Mr. Burkart, 81 Bennett Street asked if the traffic study looked at Broad and Vila Del Porta?

Mr. Hunter answered that he will have the Towns consultant look at it.

Dean Hire Sr., 36 Avon expressed concern over parking and is guest parking taken into consideration?



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Mr. Peznola noted that they have a lot of experience in designing these types of developments and are confident they have enough parking for all users.

Mr. Vivoli, 68 Bennett asked about the burden on Town Services.

Mr. Peznola stated that any additional burden is off set by the additional tax revenue.

Mr. Sandowski 17 Plant asked about parking spaces and stated it costs about 16,000 per student to educate.

Ms. Hansen, 33 Tower Street has concerns about density and garage spaces.

Ms. McGrath 28 Bennett how long will construction last?

Mr. Peznola answered about 2 years.

Mr. Hire, 38 Avon asked about adding an additional access road.

Mr. Peznola said only if we can relocate Knott Street.

Ms. Rockwell, 20 Bennett asked about run off.

Mr. Peznola noted that they are decreasing the amount of run off and they are providing a system that treats the system and does not allow any additional run off onto abutting properties.

Ms. Walsh, 3 Day Circle asked if there will be any blasting.

Mr. Peznola said they are not planning to do any, but if necessary they will follow all blasting requirements through the Building Commissioner.

Ms. Robbins, 21 Old Stowe Road asked about the affordable units.

Mr. Peznola responded 15% of the project will be affordable.

**Mr. Frias moved to continue the public hearing until June 18, 2019 at 7:00 PM.
Seconded by Mr. Goldberg. 4-0-0. Unanimous**

Public Hearing Town Beach Renovation 89 Fort Meadow

**Mr. Frias moved to continue the public hearing until July 16, 2019 at 7:00 PM.
Seconded by Mr. D'Amelio. 4-0-0. Unanimous**



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Brigham Estates – Bond Reduction

**Mr. Frias moved to reduce the bond for Brigham Estate II Phase II by \$90,000
Seconded by Mr. Goldberg. 4-0-0. Unanimous**

Minutes May 7, 2019

Minutes were tabled

Adjournment

Chairman D'Amelio seconded by Rodney Frias moved to adjourn at 8:32PM. Vote: 4-0-0. Unanimous

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