



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – June 18, 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, David Daigneault and Steve Goldberg

Staff: Jack Hunter, Director of Planning and Community Development

Public Hearing – 71 Parmenter Street Definitive Subdivision – 2 Lots AROD

Mr. D'Amelio opened the Public Hearing and explained that due to a typo this hearing was re-advertised and all documents and testimony heard at the last meeting and recorded in the minutes have been entered into the record.

He then asked Mr. Hunter to read the legal opinion obtained by the Planning Board.

Mr. Hunter read the opinion and placed it in the record.

Mr. Hunter next read a letter received from the Board of Health which has also been entered into the record.

Robert DiBenedetto, Hancock Associates went through the changes they have made to the plans. All revisions reflect comments from WMD and other departments.

He also listed the four waivers they are asking for, three of which are being requested by the DPW.

Mr. D'Amelio opened the hearing for testimony.

Mr. Foland, 74 Parmenter expressed concern about run off and asked if DEP be involved.

Mr. DiBenedetto responded that the soil characterization will dictate what needs to happen for the construction of the roadway. This characterization will also be scrutinized by DEP, DPW and the Board of Health.

Ms. Cook, 73 Parmenter asked why is this parcel being developed this way.

Mr. D'Amelio answered probably to market the property.



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Mr. Underwood seconded by Mr. Frias moved to close the public hearing for the 71 Parmenter Definitive Subdivisions. 5-0-0. Unanimous

Mr. Frias seconded by Mr. Goldberg moved to approve the 71 Parmenter Definitive Subdivision with the following waivers and conditions. 5-0-0. Unanimous:

Waivers:

- 4.1.4.1 - The minimum centerline grade for any street shall be not less than one percent (1.0%).
- 4.8.2.1 - Sidewalks, grass plots, trees, curbs, and berms shall be shown in accord with the cross-sections and the requirements of Section 5.0.
- 5.3.6.1 - Telephone lines shall be installed in underground conduits in conformity with Section 390 of the Standard Specifications. Electric lines shall be installed underground in accord with the regulations of the Hudson Light and Power Department.
- 5.7.1 - A three and one-half (3-1/2) foot grass plot shall be provided on each side of each roadway between the pavement and sidewalk areas, where sidewalks are required, and shall occupy all the remaining area not paved up to the right-of-way lines.

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. A pre-construction conference will be held between the developer, the Director of Planning and Community Development, DPW Director, Fire Chief, Police Chief and other interested parties. If construction begins without this conference, construction will cease immediately until the conference is held.
3. Hours of operation will be Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 8:00AM 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.
4. Prior to the commencement of authorized site activity, the Planning Board Office shall be given 48 hours written notice. If the activity at the Project Site ceases for longer than 30



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days, 48 hour written notice shall be given to the Planning Board Office prior to restarting work.

5. A copy of the conditions and all final approved Plans shall be kept at the Project Site.
6. 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.
7. The approved erosion control plan (sheet C- 07 of the Plan) shall be adhered to and govern. 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.
8. No new construction on any lot or any expansion of an existing building shall be permitted until the proposed roadway is completed to the satisfaction of the DPW and Planning Board.
9. Title V design plans of any new development on the site must be approved by the Board of Health.
10. Due to the proximity to of the Cranberry Well and a known contamination site, the developer shall be required to submit a soil characterization plan to the Board of Health before undertaking construction.
11. Prior to the construction of the proposed roadway the Planning Board requires that the results of soil testing be provided to the DPW who shall have the authority to accept/reject the data, or require suitable materials be utilized in construction to remedy unsuitable conditions within the Right-of-Way (ROW).
12. Prior to the issuance of occupancy permit for any new construction or addition to existing structures the Planning Board, in consultation with Hudson Light and Power shall approve the location and type of all lighting within the ROW.



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13. Prior to endorsement of the plans, final plans shall be submitted to the Planning Director showing a note stating "Approved subject to covenant conditions set forth in a covenant executed by _____, dated _____, and to be recorded herewith.
14. Prior to acceptance of the Road, all easements shall be reviewed and approved by Town Counsel.
15. This approval is subject to receipt of proper and acceptable security for the installation of all municipal services which shall be completed in accordance with the applicable Rules and Regulations of the Hudson Planning Board and MGL c.41 s.81U.

Public Hearing (continued) – 34 Tower Street – 196 Units AROD

Chairman Mr. D'Amelio reopened the Public Hearing for 34 Tower Street.

He reviewed the findings from a survey regarding Simrah Gardens and the former Matrix. Both do not have a parking problem.

He also introduced a letter from DPW about water supply. There is close to a million gallons per day available to the Town.

Mr. Hunter then read the letter from DPW which states that there is enough water to supply this proposed project.

Mr. Peznola, Hancock Associates next reviewed revisions they have made to the plans including removing the garages on Knott's Road, and placing a side walk along it. They also have incorporated the commercial space into the existing building, as commented on by the Building Commissioner. He noted that they are still waiting for a review on the impacts to the sewer system from DPW.

Scott Thornton, VAI then went over the corrections and amendments he had made to the traffic analysis in response to the Towns peer review.

Mr. D'Amelio then opened the hearing for comments.

Ms. Rockwell, 22 Bennett asked about the lack of a signal at Tower and Main.

Mr. Thornton explained that the intersection did not meet any of the state required warrants allowing for a signal; therefore they were suggesting the left turn lane on Cox westbound onto Tower.

Mr. Ganedi, Knott's clearing asked about the relocation of Knott's Street and when it will happen.



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Mr. Peznola answered that they would need an agreement from the two abutters in order for that to happen and they hoped to meet with the abutters in the near future.

Mr. Redding, Reddco Lane reminded everyone that the developer is agreeing to pay for this relocation.

Mr. Burkhart, 81 Bennett asked about the process and how long it will take.

Mr. D'Amelio explained the permitting may take us into August and if approved they could start in the fall. Mr. Peznola noted that construction could take as many as two years.

Mr. Sadowski, 17 Plant asked if the developer and our engineers looked at other developments in works etc. regarding sewer capacity.

Mr. Hunter answered yes all proposed and under construction projects have been accounted for.

Mr. Burkhart, 81 Bennett Street asked if we are looking at Cox and Main and Broad and Main etc. which are a problem.

Mr. D'Amelio answered they will consider it.

Mr. Hire, Avon Drive also asked about Cox and Main.

Mr. D'Amelio said yes.

Mr. Daigneault asked about the proposed access and if Knott's Street is not relocated would they consider a second access. If they cannot have a second access would they consider no left turn out of the site.

Mr. Peznola answered that they do not feel this access will be a problem as designed, but hopefully they can get agreement on Knott's is relocated.

Mr. Daigneault believes Tower and Main should be looked at for a left hand turn from Tower to Main. He also is concerned about the crosswalks at Cox and tower.

Ms. Robbins, Old Stowe asked about impacts to the schools. Mr. Hunter explained how an analysis was sent to the School Department for comments.

Mr. Frias moved to continue the public hearing until July 16, 2019 at 7:00 PM. Seconded by Mr. Goldberg. 4-0-1. Unanimous



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Minor Modification - 46 Church Street

Mr. Hunter explained that the developer wished to amend his site plan and architecture and the Building Commissioner felt that a Minor Modification was in order.

There were no comments from the Board.

Mr. Frias moved to approve the proposed Minor Modification as shown on the Plans entitled 46 Church Street June 17, 2019, Seconded by Mr. Goldberg. 5-0-0. Unanimous

Minutes May 7, 2019

Mr. Goldberg moved to approve the minutes for May 7, 2019, Seconded by Mr. D'Amelio 4-0-1 (Daigneault abstained).

Adjournment

Mr. Goldberg seconded by Mr. Daigneault moved to adjourn at 8:23 PM. Vote: 5-0-0. Unanimous

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