



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

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HUDSON TOWN CLERK

Minutes of Meeting – February 7, 2018

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

Present: Robert D'Amelio, Rodney Frias, David Daigneault, Dirk Underwood, Steve Goldberg Jack Hunter, Director and Kristina Johnson Assistant Director.

Public Hearing – GSX Solutions Assisted Living – Washington Street and Route 85 Connector

Attorney Giannetti representing GSX Solutions reintroduced the project to the Board. He went through what has transpired since the last hearing, particularly regarding finding a resolution to the sewer connection. All Town departments and Town peer engineers have approved the plans with some needed conditions if the Board feels it is appropriate to approve the project this evening. His team feels that now has been solved.

Austin Turner, Bohler Engineering went through some of the site details that have been resolved regarding site distance, access and drainage. As far as sewer, flow tests were conducted downstream from the site to Broad and Mason. It was determined that the existing system is at its limit and for another user to be added to the system especially one that will contribute 20,000 GPD upgrades were necessary. After meeting with the DPW, their Sewer consultant Wright Pierce and the Planning Staff it was determined that the best solution was for a 12 inch siphon to be directional drilled under the Assabet at the current location of two similar pipes. This would not only solve GSX's needs but will be a substantial upgrade to the current system for future growth.

Mr. D'Amelio asked about the proposed pump station and whether it would be private?

Mr. Turner said yes it would be on the proposed GSX site and a private pump station.

Mr. D'Amelio asked if there were any others like this, Mr. Ryder, DPW answered yes there were a couple other similar systems.

Much discussion followed about alarm systems, remote activation etc.

Mr. D'Amelio then opened the floor for the public.



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Brian Johannes, 198 Lincoln Street identified himself as a Lt. in the Hudson Fire Department and noted that the private pump station at Westbridge has gone off line several times that goes off.

Mr. Hunter and Mr. Ryder were not aware of this but would check with the Fire Chief.

Atty. Giannetti stated that all parties have agreed upon the before mentioned sewer solution and in order to expedite the process several conditions of approval were presented to Board.

Having heard no further testimony Mr. D'Amelio asked to close the Public Hearing.

Mr. Frias, seconded by Mr. Goldberg moved to close the Public Hearing for GSX Solutions.

Vote: 4-0-1, in favor (Daigneault abstained).

Mr. Frias, seconded by Mr. Goldberg moved to approve Site Plan Approval, with the following conditions for GSX Solutions:

- 1. A list of 24-hour emergency contact information must be provided to the Planning Director and the DPW Prior to any work being done on site.**
- 2. A copy of the conditions and all and all final approved Plans shall be kept at the Project Site.**
- 3. 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 or the Applicant's contractors.**
- 4. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW and the Planning Director will be notified immediately. The DPW will make the final decision on how to proceed or if they are unable to make any decision, the matter will be referred back to the Planning Board for review.**
- 5. Hours of construction will be Monday through Saturday 7:00 a.m. to 5:00 p.m. 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**



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permitted on a case by case basis by the Chief of Police.

- 6. The Planning Board's erosion control plan as attached shall be adhered to and govern. All erosion control shall be in place and approved by the Planning Director before construction begins. Weekly erosion control reports shall be submitted to the DPW and the Planning Department no later than noontime on Fridays.**
- 7. A pre-construction conference shall be held prior to the commencement of construction, to include, at a minimum, the developer, engineer of record, the Planning Director, a representative of Waterman Design Associates (WDA), the DPW, the Police Department, and the Fire Department.**
- 8. Prior to the issuance of a Building Permit, the Applicant will provide to the Town of Hudson Department of Public Works (DPW) and Planning Department for their review and approval, plans associated with the design of the proposed private on-site sanitary sewer pump station and associated forcemain, as well as the design of the proposed twelve (12) inch sanitary sewer siphon currently proposed to be directionally drilled below the Assabet River within the existing municipal sanitary sewer easement.**

The referenced sanitary sewer forcemain is proposed to be located within the public right-of-way associated with Washington Street and is to be constructed below the existing sidewalk, unless otherwise approved by the DPW. The Applicant will be responsible for the reconstruction of the existing sidewalk subsequent to completion of the installation of the proposed sanitary sewer forcemain. Said forcemain is proposed to connect to an existing municipal sanitary sewer manhole proximate to the existing Burger King driveway on Washington Street. Where work is required to be performed within the paved portion of the Washington Street right-of-way, said work will also require the repaving of Washington Street for a minimum distance of twenty-five (25) feet on either side of the excavation, curb to curb.

The location of the new proposed sanitary sewer siphon is proposed to be located proximate to the existing twin six (inch) municipal sanitary sewer siphons, originating near intersection of Broad and Mason Streets. The proposed siphon is required to be designed and constructed in accordance with the applicable regulations governing same and will be conveyed to the Town of Hudson upon completion of construction.

The Applicant will coordinate with the DPW and respective Town Departments, as appropriate, relative to applying for the requisite entitlements required in support of the installation of the proposed twelve (12) inch municipal sanitary sewer siphon.



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- 9. Prior to the issuance of a Building Permit revised plans shall be submitted for approval by the Planning Department which properly addresses item # 19 of the Mueller Associates letter dated January 12, 2018.**
- 10. Prior to the issuance of a "Notice to Proceed" from the DPW for the design and construction of the proposed private on-site sanitary sewer pump station and associated forcemain, as well as the proposed twelve (12) inch sanitary sewer siphon, monies shall be deposited to the Town of Hudson not to exceed \$6,500 for peer review and construction oversight.**

Vote: 4-0-1 (Daigneault Abstained) in favor

Julien Drive – Bond Reduction

Mr. Hunter briefed the Board that Tom Collins, owner of F and C Construction approached him to petition the Board to reduce his Performance Bond to \$0.00, since all work has been completed for some time.

Mr. D'Amelio reminded the Board about the history of this subdivision and that he believed all the work has been completed.

Mr. D'Amelio, seconded by Mr. Underwood moved to reduce the Performance Bond for Julian Drive to \$0.00.

Vote: 5-0-0, in favor.

Minutes – January 16, 2018

Robert D'Amelio, seconded by Steve Goldberg made a motion to approve the minutes of January 16, 2018.

Vote: 4-0-1 in favor (Frias abstained).

Director's Report

Town Meeting Articles

Mr. Hunter informed the Board that he would like to have the Public Hearings for the two zoning articles on April 3, 2018. The Board was fine with that date.



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Subdivisions

Mr. Hunter reminded the Board that last year Town Meeting allocated monies to have Waterman Design help with the updating of the Towns Subdivision Regulations. After many reviews and reiterations a suitable draft is now ready. Mr. Hunter has sent this draft to some of the engineering firms that do business in town for their comments on the document.

He reminded the Board that Waterman will be presenting their draft on February 20, 2018.

Adjournment

Robert D'Amelio, seconded by Steve Goldberg moved to adjourn at 8:15 PM.

Vote: 4-0-0, Unanimous

Document List January 2, 2018

Documents	Location
Draft Concept Plan - GSX	PCD
Email from Tom Collins re: Julian Drive	
Planning Board minutes – January 16, 2018	PCD

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