



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting – March 6, 2018

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

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

#### **Public Hearing – Scenic Roadway Permit - Forest Ave – DPW/HLPD**

Pat Laverty, HLPD explained that the duct banks along Forest Avenue have collapsed in places and they have been working with DPW to reconstruct all the lines from the Forest Avenue substation to Marlboro Street. In order for this work to be completed the stone wall along Forest Avenue needs to be dismantled and reconstructed. The plans call for the contractor to "replace in as good or better condition the stone wall". Forest Avenue is considered a Scenic Road that is why we are here.

Mr. Daigneault asked for clarification as to the exact location along Forest Avenue and wondered how many ducts are being replaced.

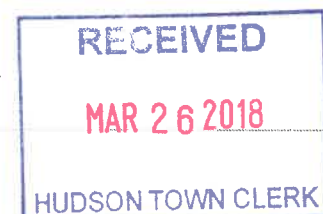
Mr. Laverty noted that currently in most locations there were 6 ducts and they would be replacing them with 9 ducts.

**Mr. Daigneault, seconded by Mr. Goldberg moved to close the Public Hearing for the Forest Avenue Scenic Road work.**

**Vote: 4-0, in favor.**

**Mr. Daigneault, seconded by Mr. Goldberg moved to approve the work to be conducted along Forest Avenue and that it met the proper criteria for construction along a Scenic road.**

**Vote: 4-0 in favor**





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### **Minor Modification – 21/37 Coolidge Street**

Mr. Hunter briefed the Board that this project was originally approved by the Board back in February 2012. The applicant is now asking for a minor modification to eliminate the drive through portion of plans while everything else still remains.

Tyler Murphy, ARC Design explained to the Board that if the Minor Modification is approved it is their intent to apply for a foundation permit before the deadline of the original permit expires. In fact, he asked if the Board would approve a two week extension to March 26, 2-18 on the original permit so they don't have to rush plans and can properly obtain their permit.

He also noted that his client wishes to place a medical marijuana facility on the site but they are in negotiations with the Town on a host agreement. If that comes to pass they will be back to the Board for approval of the Marijuana facility.

**Mr. Goldberg, seconded by Mr. Daigneault moved to approve the Minor Modification for 21/37 Coolidge Street and to extend the original Planning Board decision to March 26, 2018.**

**Vote: 4-0-0, in favor.**

### **Subdivision Control Law**

Mr. Hunter informed the Board that he has been working with Mr. Waterman from Waterman Design (WMD) on revising our Subdivision regulations.

Mr. Waterman then went through the changes that WMD and staff have made to the regulations.

Most of the discussion with the Board centered on Low Impact Design, Common Driveways and crafting language that placed the onus on the Board to decide what features to demand when designing a subdivision.

After much more discussion the Board asked staff to have their changes incorporated into the document and to have a Public Hearing on May 1, 2018 for adoption.

### **Minutes – February 7, 2018**

**David Daigneault, seconded by Mr. Goldberg made a motion to approve the minutes of February 7, 2018.**

**Vote: 4-0 in favor.**



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### Director's Report

None at this time

### Adjournment

**Steve Goldberg, seconded by David Daigneault moved to adjourn at 8:15 PM.**

**Vote: 4-0-0, Unanimous**

### Document List January 2, 2018

Documents	Location
Scenic road Plans – DPW/HLPD	PCD
21/37 Coolidge Plans	
Draft Subdivision Regulations	
Planning Board minutes – February 7, 2018	PCD

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