



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – March 20, 2018

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 – Medusa Production Facility – 1 Houghton Street

Mr. Hunter introduced the project and explained how Town staff has been working with Medusa and their team over the last few months to make sure all issues has been addressed.

Keith Sullivan, Medusa Mr. Sullivan told the Board that Medusa has been in town for a little over three years and reviewed the history of Medusa and how they feel this will become an integral part of the Hudson Downtown.

Ms. Rockwell, Rockwell Design described the site features noting the rain garden to handle drainage. She also explained the seating area, and how each of the three sides blends into adjacent area.

Tom Chalmers, Austin Design next went over the architecture, loading area, utilities and how the building will function.

Mr. Chalmers spent a considerable amount of time explaining the loading area on Houghton Street and how the sidewalk will be eliminated to accommodate the deliveries etc.

Mr. Hunter informed the Board that this solution was unanimously approved by ITC, at the request of Both Chiefs.

Mr. Frias asked if the curb will be at grade. Answer was yes by at grade level.

Mr. Underwood asked about catch basins, Medusa shown them on the plans.

Mr. Frias asked about snow removal on the loading area.

Mr. Chalmers answered that he would have to speak to DPW to see what is possible.

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He also noted that Bollards will be placed on the site to protect the seating area.

Medusa next discussed the entranceway off of South St. and how access was situated to the seating area.

Mr. Sullivan noted that customers will be limited to 1 beer.

The Board had questions about the fencing and whether it met ABC standards.

Medusa will check.

Mr. Frias next asked if anyone wished to speak on the matter.

Mr. Randall, Randall Properties, stated that as a property owner and resident he was in full support of this project and all it will do to our downtown.

Mr. Frias asked about the pitch of the graded loading area and wondered why a sidewalk was not included.

He also asked about signage for no parking and loading.

Mr. Chalmers said he would talk to DPW as to where they would like those signs located.

Mr. Frias asked for additional comments from the public.

Having heard none he asked for a motion from the Board.

Mr. Goldberg, seconded by Mr. Daigneault moved to close the Public Hearing for the Medusa Production Facility.

Vote: 4-0, in favor.

Mr. Daigneault, seconded by Mr. Goldberg moved to approve the Medusa Production facility at 1 Houghton Street with the following conditions:

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



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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 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. 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.
8. 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.
9. Prior to the issuance of a Certificate of Occupancy, the Applicant will provide to the Planning Department a fully executed Memorandum of Understanding between the Town and the applicant regarding the maintenance, repair and upkeep of the existing "Walkway" on the western portion of Tannery Brook.
10. Prior to the issuance of a Building Permit, revised plans shall be submitted for approval by the Planning Department which properly addresses the location of a Hydrant or other fire protection methods approved by the Fire Chief, removal of the



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awnings from the east side of the proposed building, redesign of the lighting on the east side of the building, location of bollards on east side of the building, a note on plans indicating that the applicant is responsible for snow removal in the loading area, location of proposed "no parking and Loading zone" signage as determined by the DPW and if necessary, a redesign fence which meets ABC specifications for the outdoor seating area.

Vote: 4-0 in favor

Minutes – March 6, 2018

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

Vote: 4-0-0 in favor.

Director's Report

None at this time

Adjournment

Steve Goldberg, seconded by David Daigneault moved to adjourn at 7:45 PM.

Vote: 4-0-0, Unanimous

Document List March 20, 2018

Documents	Location
Medusa Site plans and other pertinent documents	PCD
Planning Board minutes March 6, 2018	PCD

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