



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting – April 3, 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: Bob D'Amelio, Rodney Frias, David Daigneault, Dirk Underwood, Steve Goldberg and Jack Hunter, Director.

#### **Public Hearing – Town Meeting Article to expand Retirement Community Overlay District**

Mr. Hunter introduced the proposed amendment to the Board. He explained how this is very similar to the previous citizen's petition that was in front of the Fall Town Meeting last year.

He noted the advantages of a Retirement Community going on the site as opposed to a by right subdivision. These advantages include more tax revenue, less traffic, and fewer burdens on Town Services.

Mr. Parente then went through a schematic of what a possible over 55 community would look like at the site.

Mr. D'Amelio asked if anyone wished to speak on the Article.

Mike Sullivan asked if there was enough water capacity to serve the site.

Mr. D'Amelio responded that that would be up to the developer to determine when and if they came forward

Mr. D'Amelio asked for additional comments from the public.

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

**Mr. Frias, seconded by Mr. Daigneault moved to close the Public Hearing for the Retirement Community Town Meeting Article.**

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





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**Mr. Frias, seconded by Mr. Goldberg made a motion to recommend approval of said article to Town Meeting**

**Vote: 4-0-1 (Mr. Underwood abstained) in favor**

### **Public Hearing – Town Meeting Article to create a Recreational Marijuana By Law**

Mr. Hunter went through the outline of what this by law entails, he noted that because Hudson voted in favor of Recreational Marijuana at the ballot they could either restrict its use or let it go wherever commercial uses were allowed. The Selectman felt it was better to restrict its use to the same area Medical Marijuana is allowed today.

Mr. Daigneault stated that he thinks though he was against it at the ballot this was the best way to restrict at this time.

Mr. D'Amelio 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 Recreational Marijuana Town Meeting Article.**

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

**Mr. Daigneault, seconded by Mr. D'Amelio made a motion to recommend approval of said article to Town Meeting**

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

### **Public Hearing – Definitive Subdivision – Indian Lake Shore Drive**

Mr. D'Amelio informed the audience that they would first hear from the applicant, then the Town Staff then the public regarding this matter.

Mr. Saluk, Saluk Engineering introduced the proposal. It is a two lot subdivision off of Indian Lake Shore Drive and due to topography constraints they are asking for various waivers to allow them to shorten the length of the cul-de-sac which then minimizes the drainage and allows for better access to the two proposed lots. It would be serviced by Town water but would have private septic systems. He then outlined the drainage which goes into a swale and small retention pond.



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Mr. D'Amelio then asked Mike Scott from WDA the Towns engineer to go over his comments.

Mr. Scott informed the Board that he was mostly satisfied with the design and most of his comments were technical in nature, though he noted these type of waivers are customarily seen in his work.

Mr. D'Amelio next asked if the public wished to speak.

Art Sesnovich, 72 Daniels expressed concern about the existing trees along his property line and whether they could be saved.

Atty. Norris representing the developer answered that he wasn't sure how much could be saved but they would look into it.

Mr. D'Amelio reminded everyone that they could cut all their trees down if they wanted to.

Brian Cothran, 10 Seneca would like a buffer between the development and his property.

Peter Wegener, 501 Indian Lakeshore Drive is concerned about the proximity of the proposed cul-de-sac and would like a site visit.

Suzanne Harrington, 502 Indian Lakeshore Drive, she too is concerned about the proximity of the proposed cul-de-sac to her property.

Wayne Lawniczak, 504 Indian Lakeshore Drive expressed his concerns about possible trenching near his property with National Grid.

Anne Shebak, 503 Indian Lakeshore Drive asked if a compromise could be reached.

Peter Wegener, 501 Indian Lakeshore Drive asked that the paper street next to him not be paved.

Steven Libby 500 Indian Lakeshore Drive opposes the waivers.

Attorney Norris stated that they would like to have a site visit on April 9, 2018 at 5PM at the site to meet with the neighbors and try and reach some sort of compromise.

The Board welcomed such a site visit.

Mr. D'Amelio then suggested the Hearing be continued to May 1, 2018.



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**Mr. Frias, seconded by Mr. Daigneault made a motion to continue the public hearing for Indian Lake Shore Drive Definitive Subdivision to May 1, 2018 at 7PM**

**Vote: 5-0-0 in favor.**

### **Public Hearing – Definitive Subdivision – Manzo Way**

Mr. D'Amelio again reviewed how the hearing will proceed and asked the developer to present his plans.

Pat Burke from H.S. & T. Engineering presented the plans. He went through the existing conditions, the wetlands and existing structure now on the property. They propose to build a road with a cul de sac and dividing the property into four lots. They are now in front of the Conservation Commission and hope to have approval prior to any Planning Board approval.

Mike Scott, WDA next went over their review. Mike informed the Board that essentially there are two outstanding issues namely the integrity of the soils for the proposed road due to numerous concerns raised by Department Heads and site distance at the intersection of the Manzo Way and Cox Street. All other comments were housekeeping.

Mr. D'Amelio then asked if anyone from the public wished to speak on the matter?

Pat Manzo, owner of the property informed the Board that a 21E report was done on his property about 25 years ago.

Stacey Tarpy, 10 Dover Circle stated that she knows personally of dumping on the site and that there is much wildlife on the property.

Dave Sacco, 183 Cox Street asked what will happen to the existing structure.

Mr. D'Amelio noted that it will be demolished.

Brian Porter, 38 Avon Circle asked how high the retaining wall will be. Answer is 10 feet though they are going to try and get rid of the wall using just grading.

Mr. Porter also asked about the drainage easement.

Dean Hire, 28 Avon Circle went through a lengthy discussion about the history of the property and some of the previous activity on the site.

Mr. D'Amelio asked if there were any other comments at this time. He then instructed the applicant to conduct their test pits and their site distance analysis and bring all that information along with revised plans to the Board.



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**Mr. Goldberg, seconded by Mr. Underwood made a motion to continue the public hearing for Manzo Way Definitive Subdivision to May 15, 2018 at 7PM**

**Vote: 5-0-0 in favor.**

### Minutes – March 20, 2018

**David Daigneault, seconded by Mr. Underwood made a motion to approve the minutes of March 20, 2018.**

**Vote: 4-0-1(D'Amelio abstained) in favor.**

### Director's Report

None at this time

### Adjournment

**Steve Goldberg, seconded by David Daigneault moved to adjourn at 8:45 PM.**

**Vote: 5-0-0, Unanimous**

## Document List March 20, 2018

Documents	Location
Indian Lake Shore Drive plans and other pertinent documents	PCD
Manzo Way plans and other pertinent documents	
Planning Board minutes March 20, 2018	PCD
Town Meeting Articles	

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