



# Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

## Minutes of Meeting – June 5, 2018

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

Present: Bob D'Amelio, Rodney Frias, David Daigneault, Dirk Underwood, and Jack Hunter, Director.

### **GSX Assisted Living – Approval of Condition #8**

Once again Mr. Hunter informed the Board that the DPW Sewer Engineers have not approved the final design therefore this issue should be tabled to the next meeting.

The Board agreed to place this on the next agenda.

### **Public Hearing – Definitive Subdivision (continued) – Manzo Way**

Mr. Burke, H.S. &T. Engineering went over the revised plans now before the Board. This was in response to the memo provided by WMD understanding most of the changes were of housekeeping in nature.

Mr. D'Amelio reviewed the latest memo from WMD and noted there were still some items that needed to be revised particularly how Lot # 4 was going to be serviced for sewer.

Mr. Hunter suggested a condition of approval which mandates revised plans that either shows the required test pit, a waiver from the Board of Health or an approved sewer line connection.

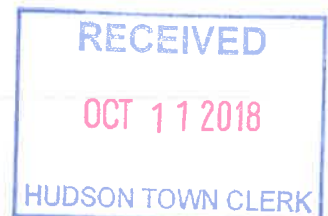
At this time the Chair open the floor for comments.

There were none.

**Mr. Frias, seconded by Mr. Underwood made a motion to close the public hearing for Manzo Way Definitive Subdivision.**

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

**Rodney Frias, seconded by Dirk Underwood made a motion to grant the two waivers as presented:**





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### 3.3.3.6 Plan of Proposed Street Trees.

- 3.3.2.1. d All elevations shall refer to the NAVD 1988 datum and shall be referenced to the Town Vertical Control System.

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

**Rodney Frias, seconded by Dirk Underwood made a motion to approve the Definitive Subdivision for Manzo Way with all conditions as follows:**

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 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



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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 (sheets 7 of 10 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. Final occupancy permits for each house shall not be issued until an as-built plan indicating the subject lot grading and any drainage system BMP's have been confirmed to be consistent with the approved individual lot site plans to the reasonable satisfaction of the Director of Planning and Community Development. .
9. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW Director will make the final decision on how to proceed or if a decision is not able to be made, the matter will be referred to the Planning Board.
10. Once the first house is occupied, the roadway will be swept every Friday afternoon until the road is accepted by Town Meeting, unless waived by the DPW with a copy to the Planning Board.
11. The Subdivision will be completed within two years of approval (including the required appeal period). Prior to expiration of the two years the developer may request for a one year extension. If the extension is granted the Planning Board will review the surety and accordingly adjusted for inflation.
12. The steamer cap on each hydrant will be color coded to indicate the expected fore flow per NFPA standards.
13. There will be and approved deep snow marker at each hydrant.
14. Prior to endorsement of the plans, revised 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" and the proposed 78 contour labeled 79 east of the road on sheet 6 shall be corrected.



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15. Prior to endorsement of the plans, revised plans shall be submitted to the Planning Director showing a revised sight distance plan and proposed signage as noted in the WMD email dated June 5, 2018.
16. Prior to endorsement of the plans, revised plans shall be submitted to the Planning Director showing either a second successful test pit for Lot# 4; a waiver for the second test pit from the Board of Health or plans showing a sewer line approved by DPW.
17. Prior to the issuance of any building permit and prior to acceptance of the Road all easements shall be reviewed and approved by Town Counsel.
18. 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.

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

### **Public Hearing – Subdivision Rules and Regulations**

The Chair asked that this be continued since the full Board was not present.

**Rodney Frias, seconded by Dirk Underwood made a motion to continue the Public Hearing to July 17, 2018 at 7PM.**

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

### **Minor Modification – Brigham Hill Estates Phase II**

Mr. Hunter went over the request from Brigham Hill Estates to relocate the proposed sidewalks in noted areas to the other side of the road.

Mr. D'Amelio reminded the Board that they were made aware of this several years ago.

**Bob D'Amelio, seconded by David Daigneault made a motion to approve the proposed Minor Modification and that a public hearing was not necessary.**

**Vote: 4-0-0**

### **Minor Modification – 7 South Street**

Mr. Randall, Randall Properties explained to the Board his efforts to have this project move forward. In doing so it became apparent that he needed to downsize the project. Therefore they are in front of the Board to modify the plans from a four story building to a three story building.



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Mr. Davis, Davis Architects went through the plans in detail and reviewed the revised floors, parking and materials to be used.

**Rodney Frias, seconded by Bob D'Amelio made a motion to approve the proposed Minor Modification and that a public hearing was not necessary.**

**Vote: 4-0-0**

### Minutes – May 15, 2018

**Bob D'Amelio, seconded by David Daigneault made a motion to approve the minutes for May 15, 2018.**

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

### Director's Report

None at this time

### Adjournment

**Bob D'Amelio, seconded by David Daigneault moved to adjourn at 7:45 PM.**

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

### Document List June 5, 2018

Documents	Location
7 South Street plans and memo	PCD
Manzo Way plans and other pertinent documents	PCD
Brigham Hiss Estates memo and plans	PCD
Planning Board minutes May 15, 2018	PCD

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