



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – August 20, 2019

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

Present: Robert D'Amelio, Chairman; Rodney Frias; Dirk Underwood, David Daigneault and Steve Goldberg

Staff: Jack Hunter, Director of Planning and Community Development; Kristina Johnson, Assistant Director of Planning and Community Development.

11 Brent Drive – Site Plan Review Top Shelf Cannasuers

Mr. D'Amelio opened the meeting at 7PM and mentioned that we have 3 public hearings tonight. He then opened the three hearings and proceeded to suspend the Indian Farms and Fort Meadow Beach hearings until after the 11 Brent Drive hearing.

Next Mr. D'Amelio read the open meeting law statement regarding audio and video recording.

Mr. Hunter outlined the process for the review of the project. He explained the site plan review process and the distribution of the plans. He noted that the process is administrative and not discretionary. The Board may impose reasonable condition, but it's not a negative determination of the application.

Joseph Peznola, Hancock Associates began the presentation by explaining the geographic context; the pre-existing industrial building; the history of the building; and overview of the building build out along with fire protection elements. He underscored the fact that not much site work is being proposed. The parking and loading will be on site with minor improvements to the parking facility for ADA compliance. The aisle width for fire truck access will be addressed as well as the formalizing parking space requirements on the right site. In addition, they plan on decommissioning the existing loading dock. An emergency generator will be installed per CCC regulations; the project will be a cultivation facility, not sales and distribution center; a ventilation system using the best technologies that are successful from other communities with a high degree of odor control mechanisms will be installed. We will have a national consultant advising on the system and local mechanical engineer is designing the system.

Mr. D'Amelio explained that there are several key issues that will need to be addressed: security, noise, and odor.

Marc Scanlon - Centronics Security consultant. We will be installing an integrated security system, per the CCC requirements for cultivation facilities. He then provided an overview of the



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proposed security system including access requirements; high definition video recording; intrusion systems; along with system redundancies in case of power or technology failures. There will be Self Diagnosis in case of technology issues and all employees must wear color coded badges. Lastly, an initial meeting with the Police Chief was held, who has some ideas on better camera locations.

Rodney Frias asked about a security fence between the building and the neighborhood. Mr. Peznola stated that the owner will fix the existing incomplete fence. He noted that there is no requirement by the CCC for a perimeter fence. Mr. Scanlon indicated that the entire perimeter will be covered by security cameras and motion detectors.

Joe Sadowski, Architect provided an overview of the proposed internal layout which depicts the internal dividing wall between Top Shelf and Hudson Broach. He showed the location of security check in, and the flow of movements. He discussed the required hygienic measures for staff; reviewed the mechanical room and water treatment room; presented the 2nd floor which is mostly for employees at 1100 SF; the IT room, office space, and minor support functions. Mr. Peznola noted that the Interdepartmental review has commenced and made the following comments:

Trash- has to be processed on the inside of the building and rendered before going to exterior dumpster area per CCC. The dumpster will have a pad locked

Irrigation water- recycling system for the reuse of the water but some waste water will be produced. Tight tank will need to be installed for the waste water. DPW will need to see water consumption rates to determine capacity.

The project is within the Watershed Protection District therefore they will need ZBA approval. In addition, the 2 chillers and generators will be measured for DB levels.

Jacob Liemieux, Hancock Associates reviewed the ADA access requirements and described the plan for the ADA parking spaces.

Mr. Frias wanted to know if the chillers could be placed in front of the building. Mr. Peznola answered that the chillers are proposed in the back. They will provide a sound buffer wall if they can't be relocated.

He asked what the Hours of Operation are. Mr. Peznola answered regular business hours 8-6.

Michael Byrne, 16 Hummock Way asked about a backup generator? Mr. Peznola stated there will be a natural gas generator. Mr. Byrnes has concerns about the number of exterior cameras. He is also concerned about the distance of the chiller to the residential and explained his concerns about lighting/cameras recording activity within the neighborhood.

Mr. Scanlon discussed the placement of the cameras around the perimeter. Camera placement will be dictated by the Police Chief, and adjusted accordingly. Mr. Peznola discussed the



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proposed lighting plan consisting of wall packs are being proposed. He added that traditional parking lot lights are not being installed.

Atty. Blake Messing discussed the state standards for measuring ambient noise levels. Mr. Scanlon discussed how the cameras capture videos. No one will see the video unless there is an incident requiring review. CCC requires multiple monitoring options.

Lawrence Blacker, 8 Hummock Way asked the Board to put conditions on the site plan. So far his concerns have not been addressed in a finite way regarding noise, odor, and hours of operations. Details should be placed on the site plan regarding odor specific conditions; noise; and placement of the chillers and the generators. PB should install substantial screening to reduce visual and noise impacts. Odor is the most important concern. He mentioned the Town of Sterling and their cultivation facility. There needs to be an Air lock entrance and exit along with active charcoal scrubbers. They must over engineer the systems. We want this to work. Essentially, we don't want to know that the business is there. He suggested using the Nasal Ranger and use it as a periodic tester. Water Quality issues need to be looked at in lieu Parmenter Road water discharge concerns.

Atty. Messing added that property values tend to stay the same or go up as studies have shown in other states. We cannot use pesticides and proper filtration systems will be installed.

Mr. D'Amelio then read the interdepartmental review memo submitted to the Board.

Mr. Hunter mentioned the peer review engineer and the subcontractor will be reviewing all facets of this proposal.

Mr. Goldberg moved, seconded by Mr. Frias to continue the Public Hearing for 11 Brent Drive to September 17, 2019 at 7PM. Vote: 5-0-0 in favor.

Site Plan Review - Fort Meadow Beach

Mr. D'Amelio reopened the Public Hearing for the Fort Meadow Beach project

Mr. Santos Recreation Director reintroduced their team and asked if there were any questions.

Mr. D'Amelio asked about the off season parking stated on the plan.

Mr. Santos stated that after discussing the issue with the Police Chief, they felt it was better to have the lot open all seasons but the winter.

Mr. D'Amelio then reviewed the memo from Waterman Design. He was particular concerned about the following: Needs WMD final review of plans for connection to the new grinder pump; need variance for driveway; need more grading information regarding drainage; waiting for WMD final review of drainage calculations; wants a better solution for the pathway design and it must be approved by WMD. He also wants specifications for recycled materials on the plans.



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Engineers for the Beach are fine with these issues and will work with WMD to finalize the plans

Mr. Daigneault asked if the lock was remotely controlled. Mr. Santos said yes and if someone is there after it is locked they will need to call the police.

Mr. Goldberg asked if there would be security cameras. It was answered that the infrastructure will be included but not the cameras at this time.

Mr. Frias moved, seconded by Mr. Goldberg to close the Public Hearing for the Fort Meadow Beach Project. Vote: 5-0-0 in favor.

Mr. Frias moved, seconded by Mr. D'Amelio to approve Site Plan Review for the Fort Meadow Beach Project with the following conditions: Vote: 4-0-1 in favor (Daigneault abstained).

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 commencement 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 construction will be Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. 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 and Community Development 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 and Community Development office prior to restarting work.
5. A copy of the conditions and all final approved Plans shall be kept at the Project Site.



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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 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 shall be adhered to and governed. All erosion control shall be in place and approved by the DPW before construction begins.
8. 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.
9. Prior endorsement by the Planning Board agent, revised plans shall be submitted to the Planning Director showing all revisions as noted in the WMD review letter dated August 30, 2019.

Definitive Subdivision – Indian Farms Estates

Mr. D'Amelio opened the public hearing and asked the proponent to make his presentation.

Mr. DiPersio, Engineer for the plan reviewed the 18 lot subdivision along an 1150 foot cul de sac. He reminded the Board that this was in front of them over 10 years ago and was eventually settled out of court with essentially the plan now in front of you. It technically fronts River Road in Berlin and they need to get approval from the Berlin Planning Board as well. The subdivision will be serviced by town water and private septic systems. Part of the proposal includes land now owned by the Portuguese Club and they are negotiating a sale of that piece of land to the applicant and have been given permission to pursue this plan.

Parcel A along the Assabet River will be donated to the Town to become part of an eventual river walk.

Mr. D'Amelio asked about the flow test.

Mr. DiPersio answered that they did conduct a flow test under the supervision of the DPW and the results came in very favorable and that there is enough water pressure to serve the subdivision.

They are proposing a detention basin at the low point of the property to capture most of the runoff from the property.



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Sight distance needs to be addressed and they will propose vegetation to be cut as well as the removal of the guardrail.

They are asking for waivers for road length which was agreed upon at the initial submission and the granite edging requirement.

Mr. Frias asked about lot # 9. Lot # 9 is the western most portion of property.

He also asked about the easements. Mr. DiPersio answered there will be one for River Road in Berlin; one for drainage and one for the detention basin.

Mr. Jenkins, 200 River Road asked about buffering from his property. Mr. DiPersio pointed out the 5 foot berm on the plans and the elevation difference between his property and the subdivision.

Mr. Daigneault asked if the proposed lot to be given to the town would have any improvements to it and who would ultimately maintain any path?

Mr. DiPersio said not at this time and the recreation department will maintain it.

Mr. Daigneault asked what the proposed size of the houses.

Mr. Jacobs responded between 2,100 and 2,500 square feet.

Mr. Goldberg moved, Mr. Frias seconded to continue the Public Hearing for Indian Farms Estates to September 17, 2019 at 7PM. Vote: 5-0-0 to approve.

Minutes August 6, 2019

Mr. Goldberg moved to approve the minutes for August 6, 2019, seconded by Mr. Frias 4-0-1 in favor (Daigneault abstained).

Adjournment

Mr. D'Amelio seconded by Mr. Goldberg moved to adjourn at 8:52 PM. Vote: 5-0-0. Unanimous

Cc: Town Clerk