



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting – September 20, 2018

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The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 5:00 PM, Bob D'Amelio called the meeting to order.

Present: Bob D'Amelio, Steve Goldberg, David Daigneault, Dirk Underwood, Tom Moses Executive Assistant, Jim Quinn Selectman and Jack Hunter, Director.

#### **Discussion and possible vote to sponsor the following two proposed Town Meeting Zoning Articles – Downtown C1 Expansion and Marijuana Industrial Overlay District**

Mr. Hunter reminded the Board that the Board of Selectman are looking to see if the Planning Board would consider sponsoring both the C1 Expansion and Marijuana Manufacturing Overlay District (MMOD) articles scheduled for Fall Town Meeting.

Mr. Moses first reviewed the merits of the C1 article explaining that this was an opportunity to enhance the growth of Downtown that we all have experienced. He also noted that he has been working with our legislators to retrieve more liquor licenses and they want to restrict them to the C1 zone, thus the expansion will allow for more opportunities.

There were several questions about liquor licenses, how many we have, where they are and how Highland Commons fits in.

Mr. Goldberg asked about how this fit in with the Historic District and their desire to expand.

Mr. Hunter responded that this all fits together.

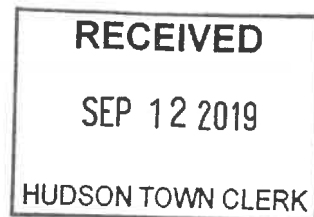
Mr. D'Amelio said he liked the idea of the expansion, but had concerns regarding the proposed changes to properties along Central Street and how it would affect abutters.

**Mr. Goldberg, seconded by Mr. Underwood moved to sponsor the C1 Expansion article for Town Meeting.**

**Vote: 2-2-0 (Goldberg and Underwood in favor; D'Amelio and Daigneault against) no action on the motion.**

Next, Mr. Moses reviewed the MMOD and how it came about. The Selectmen feel this can be an economic engine for the Town,

Mr. D'Amelio liked the concept, but didn't think it went far enough.





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There was considerable discussion about where it could possibly be expanded to, how this was a first step and Mr. Moses explained Host Agreements etc.

**Mr. Goldberg, seconded by Mr. Underwood moved to sponsor the MMOD article for Town Meeting.**

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

Since there was no action Mr. Goldberg asked that the C1 vote be revisited.

He would like the Board to consider sponsoring the article contingent on Selectmen approval.

**Mr. Goldberg, seconded by Mr. Underwood moved to sponsor the C1 Expansion article for Town Meeting contingent on Selectmen approval.**

**Vote: 3-1-0 in favor (Daigneault against).**

### **Adjournment**

**Mr. D'Amelio, seconded by Mr. Goldberg moved to adjourn at 6:18 PM.**

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

### **Document List September 18, 2018**

Documents	Location
MMOD Article and map	P & CD office
C1 Expansion Article and Map	P & CD office

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