



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – July 16, 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

Public Hearing – Fort Meadow Town Beach

Mr. D'Amelio explained that the Town has asked for a continuance of their public hearing until August 20th to allow them time to work out some issues regarding the existing structure at the beach.

Mr. Frias moved to continue the public hearing until August 20, 2019 at 7:00 PM. Seconded by Mr. Daigneault. 5-0-0. Unanimous

Public Hearing (continued) – 34 Tower Street – 196 Units AROD

Chairman Mr. D'Amelio reopened the Public Hearing for 34 Tower Street.

Mr. Peznola, Hancock Associates reviewed the updated plans and how they have now addressed all the concerns of Waterman Design. He then reviewed the proposed upgrades on Cox and Tower and Main and Tower along with discussions about sewer upgrade. They are now awaiting final projections from the Town on what upgrades need to be done.

Lastly, he went over how they plan on relocating the entranceway to address the concerns of the abutter across the street and they are going to be reaching out to the abutters of Knott's Road about the possible relocation of the Road.

Mr. D'Amelio explained the process that they have taken regarding this project and how the applicant is very close to meeting all the conditions the Town has looked for.

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

Mr. Butland, 2 Day Circle expressed concern about light from the proposed parking lot.

Mr. Peznola answered that they would be glad to place appropriate plantings to screen any car lights.



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Atty. Jha representing the Knott's Landing Condominium Association wanted the Board to know that they have not been approached by the applicant and realized it is a private matter but they retain the right to appeal if the opportunity is necessary.

Mr. Sandowski, 17 Plant Avenue asked about whether there was enough sewer capacity. Mr. Hunter said the issue is not capacity, it is whether the sewer lines on Tower need to be upgraded and if so to what size.

Mr. Frias moved to close the public hearing for 34 Tower Street, seconded by Mr. Goldberg. 4-0-1. Daigneault Abstained.

Mr. Frias moved to approve the Site Plan Approval under the AROD for 34 Tower Street with the following conditions seconded by Mr. Goldberg. 4-0-1. 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 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 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. Weekly erosion control reports shall be submitted to the DPW and the Planning Department no later than noontime on Fridays.
8. Prior to endorsement of the Plans and Decision, revised plans shall be submitted showing a realigned entranceway off of Tower Street addressing the concerns of the abutters and approved by the Director of Planning and Community Development.
9. Prior to the issuance of a Building Permit a revised landscape plan shall be submitted to the Planning Board showing additional screening on the Southwest portion of the proposed parking lot.
10. Prior to the issuance of a Building Permit revised plans shall be submitted as a Minor Modification showing the final disposition of Knott's Road.
11. Prior to the issuance of a Building Permit a "Mitigation Agreement", addressing traffic at Cox and Tower and Tower and Main in addition to Sewer upgrades shall be properly executed by both the Planning Board and Applicant.
12. Prior to the issuance of a Building Permit an Affordable Housing Plan must be submitted to the Planning Board including all components as outlined in Section 5.10.6 of the Adaptive Reuse Overlay District By Law

Preliminary Subdivision – Bigelow Road

Eric Vangsness, WMD introduced the project to the Board. This is an extension of the existing Bigelow Road onto property in Berlin. Though the extension is rather short they are asking for waivers to avoid wetlands etc., accommodate utilities and are proposing retention of runoff within the right of way.



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They have met with the Department Heads and believe they can address all the concerns.

Mr. D'Amelio asked about the letter from the Conservation Agent and if they would address her concerns and move the road?

Mr. Vangsness said they would prefer not to but would consider it.

Mr. D'Amelio stated his concern that the developer is asking for waivers, yet the Town of Hudson reaps no benefit. He also has a concern about DEP's role in this.

Lastly, he wants Berlin acting first on each approval as they move forward.

He thanked the applicant for bringing this forward and hoped they can address the Board's issues as stated.

Minutes June 4, 2019

Mr. D'Amelio moved to approve the minutes for June 4, 2019, seconded by Mr. Frias 4-0-1 in favor (Daigneault abstained).

Minutes June 18, 2019

Mr. D'Amelio moved to approve the minutes for June 18, 2019, seconded by Mr. Daigneault 5-0-0 in favor.

Adjournment

Mr. Goldberg seconded by Mr. Daigneault moved to adjourn at 8:30 PM. Vote: 5-0-0. Unanimous

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