



# Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

## Minutes of Meeting – September 3, 2019

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The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:05 PM, Mr. D'Amelio called the meeting to order.

Present: Robert D'Amelio, Chairman; Rodney Frias; and Steve Goldberg

Staff: Jack Hunter, Director of Planning and Community Development

### **Public Hearing – Countryside Estates Over 55 Retirement Community Murphy/Chestnut Roads**

Mr. D'Amelio opened the public Hearing for Countryside Estates and asked the applicant to make his presentation.

Atty. Giannetti representing PAK LLC reminded the Board that this is the same property that was before them earlier in the year. They realized they needed to rethink how they treat the site after hearing testimony from the previous application.

Tom DiPersio, Site engineer next reviewed the components of the proposal. He went over the access/egress, the circulation, house locations, septic design, water distribution and drainage. There will be 64 detached units all with frontage on proposed internal roads. This will be a self-contained private development.

Michael Radner, Landscape Architect described how each of the 64 units are set with landscaping to compliment their location with respect to the elevations and roadway system.

Each roadway will be 22 feet in width with a 2 foot Cape Cod berm and a 3 foot strip of grass allowing for complete access for public safety vehicles. Most of the plantings will respect the topography of the property while providing 4 parking spaces per unit and 31 additional spaces for visitors.

Mr. DiPersio went into detail regarding the drainage system. It will be kept all on site with a pretreatment basin to the south, the main basin in the middle of the development and a smaller basin to the north. He next reviewed an analysis for turning radius which he will review with the Fire Chief.

Lastly, Mr. DiPersio went through the specifics regarding site distance and the need to cut brush and trees. He informed the Board that since Murphy and Chestnut are both scenic ways a Scenic Way Hearing may be necessary.

Mr. Goldberg asked about parking at the Club House and whether there is enough for large parties.



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Mr. Giannetti said the Club House is rather small and parties will be limited in size per condominium documents.

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

Steve Newcomb, 54 Brooks Street is concerned about the location and size of the septic tanks and the pump station. He believes each unit should be treated separately.

Mr. DiPersio said they must satisfy both Title 5 regulations and Board of Health regulations and will consider his request prior to getting Board of Health approval.

Tom Connors, 61 Brooks Street asked how construction run off will be contained.

Mr. DiPersio answered that most of the runoff would go to the south away from his property and erosion control measures must be in effect prior to the start of work.

Dave Edwards, 290 Chestnut was concern that if the Town allows them to hook up to water will it affect any future connection to his property.

Mr. Hunter said he would ask DPW.

Mr. Underwood, 264 Chestnut asked for clarification of the limit of wok. Mr. DiPersio showed them on the site plan.

Ms. Libby, 324 Chestnut stated that the development is too big and should be less dense with fewer houses. She asked what was the size of the proposed water line. Answer is 8 inches.

Mrs. Underwood 264 Chestnut asked about access to development from Sandy Knoll. There will be no access to the development from Sandy Knoll.

Mr. Filippi, 53 Chestnut felt the proposal was too dense, too many house and perhaps they should look a different house designs including duplexes etc.

He also wanted more specifics regarding the club house. Mr. DiPersio said as they move along with the process he will provide that information.

**Mr. Frias moved to continue the public hearing until October 15, 2019 at 7:00 PM. Seconded by Mr. Goldberg. 4-0-0. Unanimous**

### **Adjournment**

**Mr. Goldberg seconded by Mr. Frias moved to adjourn at 8:06 PM. Vote: 4-0-0. Unanimous**



Cc: Town Clerk

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