



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – December 17, 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; David Daigneault; Dirk Underwood; and Steve Goldberg

Staff: Jack Hunter, Director of Planning and Community Development

Appointment - 68 Tower Street – Possible Zone Change

Mr. Hannon and Mr. Chapman introduced themselves as brokers representing the owners of 68 Tower Street.

The current business, RT Collectors is a nationwide business in 18 other locations across the country. As the business has grown and changed they are now looking into relocating and have asked KW Commercial to find another use for the property.

After consultation with Planning Staff they would like to entertain having the AROD placed on their property so they can convert it to apartments or condos. They are also entering into discussions with 34 Tower Street to see if they could merge their project.

68 Tower is a 1.2 Acre site with about 40,000 sq. feet of building space.

Mr. D'Amelio stated that as a standalone project it would have minimal impacts but if merged with 34 Tower then all the conditions with 34 Tower would come into play, namely Sewer and Traffic improvements.

Mr. Daigneault asked how many units they could get onto the property.

Mr. Hannon wasn't sure but would need 10 to 12 to make it work.

Mr. D'Amelio suggested they go back and calculate how many units are possible under the AROD and then meet with Staff before they decide how to proceed.

Mr. Hannon and Mr. Chapman thanked the Board for their time.

Countryside Farms – Retirement Community – Site Plan Review

Tom DiPersio reviewed the draft conditions agreed upon by WMD and the applicant for final approval of the project. After considerable discussion the Board was in agreement with the special conditions.



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Mr. D'Amelio asked Mr. DiPersio to once again explain how the Water Protection District (WPD) and the Retirement Overlay District (ROD) interact for this project.

Mr. DiPersio stated that much like Sauta Farms the WPD is primarily concerned about density and septic discharge therefore there are limits on density. The ROD was recently placed on their property and actually supersedes the WPD and this project still honors the intention of the WPD by limiting the units to two bedrooms and under 10,000 gallons per day of discharge.

This was the same rationale Sauta Farms utilized.

Mr. D'Amelio motioned, Mr. Goldberg seconded that using the same rationale as used on the approval for Sauta Farms they approve the application of PAK LLC for an Over 55 Retirement Community. 4-0-1 (Underwood abstained)

Minutes – November 19, 2019

Mr. Frias moved to approve the minutes as amended of November 19, 2019, Seconded by Mr. Goldberg 5-0-0 in favor.

Adjournment

Mr. D'Amelio moved, seconded by Mr. Daigneault to adjourn at 7:38 PM. Vote: 5-0-0. Unanimous

Cc: Town Clerk