



# Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

## Minutes of Meeting – March 17, 2020

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The Hudson Planning Board met virtually on a phone conference pursuant to the Remote Participation statute consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

At 7:08 PM, Mr. D'Amelio called the meeting to order.

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

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

Mr. D'Amelio stated the following: Good evening. This Open Meeting of Hudson Planning Board is being conducted remotely, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

### **Approval Not Required – 41 and 43 Lake Street – Stephen Davis PLS**

Mr. Hunter explained to the Board the history of this property emphasizing that after a Planning Board ANR in 1974 several other property line changes happened and were recorded without Planning Board endorsement. In fact, the Assessors also show the property lines not in abeyance with the 1974 plan. This plan will rectify the various changes and bring the entire property into compliance.

Stephen Davis, Surveyor of the Plan also noted that there is a fence currently dividing the property consistent with this proposed plan and one of the lots being corrected was recently sold with this configuration.

Mr. D'Amelio asked if we were looking at correcting three lots.

Mr. Davis yes

**Mr. Frias moved to endorse the ANR plans as presented for 41 and 43 Lake Street, Seconded by Mr. D'Amelio. On a roll call vote 5-0-0 in favor.**

### **Approval Not Required – 91 Park Street – Elks Club**

Ms. Frekker representing the Hudson Elks Club explained that this subdivision of land is necessary for the vitality of the Club.



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Mr. Hunter added that the two new lots all meet frontage and size requirements for their zoning district.

Mr. Frias asked if there were any parking restrictions or deed restrictions on the property.

Ms. Frekker responded that she didn't think so.

Mr. Hunter added that if there was, it's really a private matter not a public matter and would not have any bearing on the request.

**Mr. Frias moved to endorse the ANR plans as presented for 91 Park Street, Seconded by Mr. Underwood. On a roll call vote 5-0-0 in favor.**

### **Site Plan Approval and Special Permit – 49 Houghton Street – Multi Family 92 Units**

Mr. Hunter informed the Board that the applicant has asked for a continuance to April 7, 2020.

**Mr. D'Amelio moved to continue the Public Hearing to April 7, 2020 for 49 Houghton Street, Seconded by Mr. Frias. On a roll call vote 5-0-0 in favor.**

### **Site Plan Approval – 9 Kane Industrial Drive – Hudson Growers Alliance**

Ms. Adams representing the Hudson Growers Alliance explained that their proposal is for a Grow Facility in the same building that the previous Marijuana Manufacturing business was proposed. Since there are only two abutters and no one present nor anyone who has expressed any concerns she is asking that Site Plan Approval be waived by the Board.

Mr. D'Amelio asked of the Board had any questions.

Having heard none he opened the hearing for public comment.

Having heard none he asked for a vote by the Board.

**Mr. Frias moved to close the Public Hearing for 9 Kane Industrial Drive, Seconded by Mr. Goldberg. On a roll call vote 5-0-0 in favor.**

**Mr. Frias moved to waive Site Plan Approval for 9 Kane Industrial Drive, Seconded by Mr. Goldberg. On a roll call vote 5-0-0 in favor.**

### **Site Plan Approval – 240 Washington Street – Global Montello Group Corp.**

Mr. Hunter informed the Board that the applicant has asked for a continuance to April 21, 2020.

**Mr. Frias moved to continue the Public Hearing to April 21, 2020 for 240 Washington Street, Seconded by Mr. Goldberg. On a roll call vote 5-0-0 in favor.**



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### **Adjournment**

**Mr. D'Amelio moved, seconded by Mr. Frias to adjourn at 7:35 PM. On a Roll Call Vote: 5-0-0. Unanimous**

Cc: Town Clerk