



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – September 17, 2019

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; David Daigneault; Dirk Underwood; and Steve Goldberg

\76ywqStaff: Jack Hunter, Director of Planning and Community Development

Fieldstone Estates – Reduction of lots in covenant

Atty. Giannetti informed the Board that one of the 12 lots has been built on and they would like to release 5 more lots for development. This would leave 6 lots in the covenant.

Mr. Daigneault moved to reduce the covenant as stated PM. Seconded by Mr. Underwood 4-0-1 in favor. (Frias abstained)

Public Hearing – 11 Brent Drive – Top Shelf Cannasuaers

Mr. D'Amelio re-opened the public Hearing for 11 Brent Drive and asked the applicant for an update on his proposal.

Joe Peznola, Hancock Associates, stated that they have met with the Police Chief regarding their Security Plan and but for a few changes the Chief is close to approving the Plan.

They have revised the site plan by placing a fence across the back western side of their property; they have relocated the chillers and dumpster to the Northern end of the property and have shown a security fence around them. He also noted the chillers will be recessed 4 feet in the ground providing even more buffering for noise.

They have added the tight tank which handles the waste product only from irrigation of the plants. This design is being reviewed by DEP per the Board of Health.

He mentioned that they will be submitted photometric plans indicating the expanse of the lighting which will be dark sky restricted.

He reviewed the mechanical concepts they have submitting and if approved they will provide the shop drawings for final review by the Town's peer consultant

The Chair asked if the public wished to speak.

Michael Byrne, 16 Hummock read a statement (see attached).



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Mr. Peznola answered that they will respond to each of the comments outlined in Mr. Byrnes statement.

Ms. Ezzat 35 Hummock Way expressed concerned about security and the nuisance this project will cause the residents, mostly because of the proximity of the proposal to their properties.

She asked that the Board to visit the site.

The Chair asked Mr. Hunter to make the arrangements.

Mr. Zimmerman, 10 Hummock Way stated his house is 100 feet from the chiller and generator he would like it moved farther away.

Ms. Bell, 29 Sauta Farms Way is concerned about noise, odor and lighting.

Eric Gaff, BLW Mechanical for the developer explained how the chillers and HVAC work to control odor and noise. He will provide data indicating what the noise level for their proposed equipment will be.

Mr. Hunter explained that once a peer consultant is hired by the Town they will critique the mechanical operations being proposed as to noise and odor.

Ms. Ezzat asked is they will take into consideration they are next to an over 55 community.

Mr. D'Amelio reminded the public that the proposal is located in an Industrial Park so the standards are different.

Mr. Cleary, 46 Hummock Way asked what the hours of operation were. Answer 8AM to 6PM.

Mr. Wiebusch, 31 Hummocks asked how is what is being proposed compares to the typical use at that location.

Ms. Sooper, 13 Hummock asked for the chiller to be moved to the front of the property.

Mr. Peznola answered that they will look into moving the Chillers and/or added additional buffering to the units.

Mr. Goldberg asked if the generator was to be designed by BLW. Answer was yes.

Mr. Sooper, 13 Hummock asked if any of the Board members had any financial interest in the marijuana industry. The Board individually answered no. He then asked the applicant to withdraw their proposal and leave the neighborhood alone.



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He stated that it is disgraceful that the Town government has allowed this to happen in their residential neighborhood.

Mr. Bush, 44 Hummock asked what was going to be on the rooftop.

Mr. Goff answered the exhaust for the bathrooms.

Mr. Keogh, 22 Hummock asked if the plants are water every day.

Answer is yes.

Mr. Goldberg moved to continue the public hearing until October 15, 2019 at 7:00 PM. Seconded by Mr. Frias 5-0-0. Unanimous

Riverview Estates Preliminary Subdivision

Mr. D'Amelio reminded everyone that this is a preliminary subdivision and thus is not a Public Hearing. He then asked the applicant to make his presentation.

Steve Poole, Lakeview Engineering introduced the project to the Board. It is a 12 lot subdivision connecting to Kat Tail Lane. It will have public water and sewer with individual sewer pumps for each house. He recognized the wetlands and river front area which has an impact on their development. They have met with the Department heads and have their comments and will incorporate them into their final design.

Mr. D'Amelio stated that he has some real concerns about this project, especially with its proximity to the wetlands and the Assabet River. He understands it's under the Conservation Commissions jurisdiction, but wants them to work it out prior to any final decision by this Board.

Mr. Frias asked for clarification on the 12 lots, of which 5 lots have no conservation issues. Answer yes.

Mr. D'Amelio reminded the Board that they had problems with the Pheasant Hill construction and does not want to see that happen again.

Mr. Sarno, owner stated he wants to do the job properly, he wants an exemplary development.

Mr. Bullis, 4 Kat Tail Drive asked about the location of the houses. Mr. Poole showed them to him.

Mr. D'Amelio thanked them for coming in and hoped they could address all the issues as stated.



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Minutes – August 20, 2019 and September 3, 2019

Mr. D'Amelio moved to approve the minutes of August 20, 2019, Seconded by Mr. Frias 5-0-0. Unanimous

Mr. D'Amelio moved to approve the minutes of September 3, 2019, Seconded by Mr. Frias 3-0-2 in favor (Underwood and Daigneault abstained)

Public Hearing – Indian Farms Definitive Subdivision

Mr. D'Amelio read a request from the applicant asking for a continuance of the hearing to October 1, 2019

Mr. Frias moved, seconded by Mr. Underwood to continue the Public Hearing for Indian Farm Estates to October 1, 2019 at 7PM. Vote: 5-0-0. Unanimous

Adjournment

Mr. Goldberg moved, seconded by Mr. Frias to adjourn at 8:18 PM. Vote: 5-0-0. Unanimous

Cc: Town Clerk