



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting – October 3, 2017

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The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:02 PM, Rodney Frias called the meeting to order.

Present: Rodney Frias, Dirk Underwood, Steve Goldberg, David Daigneault and Jack Hunter, Director.

#### 46 Church Street – Site Plan Review

Mr. Frias opened the public hearing and asked the planning Director to outline what's before the Board.

Mr. Hunter informed the Board that since 46 Church Street was denied by the Zoning Board any new petition within two years must receive a determination by the planning Board that it is not "Repetitive" and this determine that there are significant changes from the original petition.

That requires a Public Hearing and if determined not to be repetitive, then the Board can move on to the Site Plan review portion of the application.

Atty. Moreira then presented the application to the Board. In doing so he indicated that this petition is for a three family structure therefore reducing the units from four to three. He outlined that the square footage, parking and footprint have all been reduced.

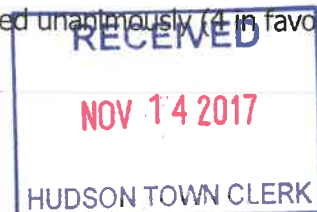
Mr. Colton, Architect, then went over how the design reduces the side setback by 5 feet each side, they also eliminated the dumpster (they will use individual trash pick up), removed the over hangs and increased the turnaround area in the front and back.

Mr. Moreira noted that these changes were significant enough for a determination that the application is not repetitive.

The Board asked for clarification on the setbacks and parking and in general felt that the application was in order.

Mr. Frias asked if anyone in the public wishes to speak.

Having heard no testimony Mr. Goldberg, seconded by Mr. Underwood made a motion that the petitioner has submitted information that there is specific and material change in the conditions (4 family to 3 family) upon which the previous unfavorable action was based and therefore it was not a repetitive petition and could move forward as such. The motion was voted unanimously (4 in favor none against).





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Next the Planning Board discussed the Sirte plan review application for 46 Church Street. The Board indicated they had no further questions on the matter.

**David Daigneault, seconded by Steve Goldberg made a motion to close the public hearing for 46 Church Street.**

**Vote: 4-0-0**

**Steve Goldberg, seconded by Dirk Underwood made a motion to approve the definitive Subdivision for Fieldstone Definitive Subdivision.**

**Vote: 4-0-0**

### **Appointment – 2 Fox Road – JJMcCarthy LLC**

Mr. Hunter updated the Board on a situation that came up at the last Internal traffic Committee (ITC) regarding the additional parking lot on Fox Road.

As the Board may remember this parking lot was approved by the Board as a minor modification in 2016. However there have been concerns raised by abutters and the DPW about the condition of Fox Road and alleged impact caused by the bus company's use of the parking lot.

At the ITC meeting Mr. Hunter informed representatives of the bus company (NRT) that this issued would be on the October 3<sup>rd</sup> Planning Board meeting and that he strongly advised them to meet with himself and DPW to come up with a solution on the issue.

Mr. Frias noted that there were no representatives of either NRT or JJMcCarthy present.

**Steve Goldberg seconded by Dirk Underwood made a motion to authorize the Planning Director to send a letter to JJ McCarthy informing him that the Board will be once again placing this matter on their October 17<sup>th</sup> agenda and strongly urges them to meet with the Planning and DPW staff.**

**Vote: 4-0-0**

### **Minutes – August 1, 2017**

**David Daigneault, seconded by Steve Goldberg made a motion to approve the minutes of August 1, 2017 as written.**

**Vote: 4-0-0**



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### Director's Report

Downtown Rotary Design

No updates

Comprehensive Rezoning

No updates

### Adjournment

**David Daigneault, seconded by Dirk Underwood moved to adjourn at 8:00 PM.**

**Vote: 4-0-0, Unanimous**

## Document List October 3, 2017

Documents	Location
Site Plans – 46 Church Street	PCD
Minutes – August 1, 2017	PCD

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