



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting – November 21, 2017

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The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:00 PM, Robert D'Amelio called the meeting to order.

Present: Robert D'Amelio, Rodney Frias, Dirk Underwood, Steve Goldberg and Jack Hunter, Director.

#### **Public Hearing – GSX Solutions Assisted Living – Washington Street and Route 85 Connector**

Attorney Giannetti introduced the team representing GSX Solutions to the Board. He went over the history of his client's pursuit to have this proposal fall under the previous zoning to no avail, and that in May 2017; Town Meeting approved the zoning amendment allowing Assisted Living facilities by Special Permit.

He also noted that they have met numerous times with Department Heads both individually and collectively to make sure they have addressed their concerns.

Next Jon Grant, Principal of GSX went over the concept of what they are trying to build on the site. He reviewed the makeup of the buildings, how they function and how they relate to the clients they serve.

Ms. Andriss from Sage Senior Living, who will be managing the proposed facility, went over their history in the business and why this facility is not only badly needed but how again it services its diverse clientele.

She also mentioned they would be employing around 65 people at this facility, with a preference for Hudson residents.

Mr. Murphy, Main Street informed the Board that he feels this is a great opportunity for the Town and wondered if they would be providing transportation to and from the facility.

Ms. Andriss answered yes they will have 2 vans and a minivan for the facility.

John Parent, Chair Hudson Board of Selectman loves the idea and hopes to see it built.

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Planning Board members had questions regarding the number of residents in the apartment style versus the assisted living areas, questions came up regarding utilities especially providing sewer to the property and regarding traffic, accidents and sight distance.

Austin Turner, Bohler Engineering then reviewed the various site components for the Board. Essentially two items have been identified by the proponent and by Town departments, namely sight distance and providing sewer to the site.

Mr. Turner noted they believe they can easily address the sight distance issue with either an easement from their neighbor to the north or on their own property. He said for sewer they were looking at going to Exeter Street and if not there to Broad Street. Both will take some engineering and easements but they are not ready for a final determination.

**Mr. Frias, seconded by Mr. Underwood moved continue the Public Hearing to December 5, 2017 at 7PM**

**Vote: 4-0-0, in favor.**

### **Minutes – November 7, 2017**

**Steve Goldberg, seconded by Dirk Underwood made a motion to approve the minutes of November 7, 2017.**

**Vote: 4-0-0 in favor.**

### **Director's Report**

Downtown Rotary Design

No updates

Comprehensive Rezoning

No updates

### **Adjournment**

**Dirk Underwood, seconded by Steve Goldberg moved to adjourn at 8:00 PM.**

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



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### Document List November 7, 2017

Documents	Location
GSX Solutions Plans; Traffic Studies; peer reviews and emails	PCD

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