



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – January 19, 2021

The Hudson Planning Board met virtually on a Zoom platform 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 7:00 PM, Mr. D'Amelio, Chair called the meeting to order.

Present: Bob D'Amelio, David Daigneault; Rodney Frias; Dirk Underwood;
Daryl Filippi

Staff: Kristina Johnson, AICP, Acting Director of Planning and Community Development

Mr. D'Amelio stated the following: 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."

Public Hearing- 240-242 Washington Street

Chairman D'Amelio opened the public hearing for the above-referenced project, which entails the consideration of the application of Global Montello Group Corporation for Site Plan Approval to construct a motor vehicle service station and convenience store located at 240 and 242 Washington Street, shown on Hudson Assessors' Map 52, Lots 80 & 81. Said property is located within the C 12 Commercial Zoning District.

Chairman D'Amelio turned over the virtual floor to Attorney Paul Giannetti, Counsel for Global Montello Group. Attorney Giannetti discussed the robust review process undertaken by the applicant with the Town of Hudson Departments and the Board's peer review consultants to refine all elements of the site plan. Attorney Giannetti expressed his confidence that what is being presented on the site plan and the traffic access and circulation plan is the result of a collaborative design process, and through this process, the applicant has satisfactorily addressed concerns relative to the site plan and traffic and access at the roundabout.

Chairman D'Amelio inquired if Attorney Giannetti and the applicant's design team were in receipt of the peer review reports prepared by Muller and Associates (traffic) and Land Design Collaborative (site/civil). Chairman D'Amelio expressed his concerns that there many comments outlined in the reports and that there are many issues that will require additional time to address. Chairman D'Amelio indicated that a presentation to the Planning Board at the meeting will not resolve all of the comments outlined in the reports, and inquired if Muller and Associates and Land Design Collaborative worked with the applicant and their design team from Bohler Engineering and McMahon Associates during the review process. Attorney Giannetti explained



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that the peer review consultants had been involved in all design review meeting, and review all design alternatives relative to the site access restriping of the rotary, and the site design,

Erin Fredette, Traffic Engineer from McMahon Associates reiterated that the applicant's consultant team worked extensively with the Town Departments and Muller and Associates to address the site access and circulation issues and the overall safety and traffic operations of the Route 85 Roundabout. She discussed the proposed transportation mitigation plans and underscored that both the Town and Muller Associates concurred that the plans satisfactory addressed traffic safety and operational concerns relative to the proposed project.

Luke DiStephano from Bohler Engineering and Project Manager inquired if the Board would like an overview of the site plan. Chairman D'Amelio continued to express concerns about the number of outstanding items listed in below peer review reports, and stated his belief that more work should have transpired behind the scenes. Attorney Giannetti requested that Bohler Engineering provide an overview of the site plan with the understanding that all peer review comments will be addressed prior to the next meeting. Mr. DiStephano then proceeded to share his screen and present the overview of site. Board Members did not have any comments or questions at this time.

Erin Fredette then proceeded to provide an overview of the proposed site access and circulation and shared the proposed Route 85 Roundabout restriping plan. Chairman D'Amelio expressed concern about having the second exit onto the Route 85 Roundabout and questioned the safety impacts of having another access point onto the Roundabout. Daryl Filippi concurred with Chairman D'Amelio about the exit point onto the roundabout, and expressed his belief that vehicles, notwithstanding the proposed signage directing vehicle another way, are creatures of habit and will continue to use the exit onto the roundabout. David Daigneault disagreed with the assessment of Mr. Filippi and Chairman D'Amelio and stated that he has many years of experience entering and exiting the site. Mr. Daigneault stated that it will be easier and safer for vehicles to exit the site using the curb cut on the Route 85 Roundabout rather than using the exit onto Forestvale Avenue. Dirk Underwood inquired if there was a drive through. Ms. Fredette and Mr. DiStephano confirmed that is not a drive through proposed as part of this project. Rodney Frias expressed concerns about the proposed Route 85 Roundabout restriping proposed and expressed his belief that the way its striped today is safer and facilitates better traffic operations.

Marty Libby, property owner of 242 Washington Street noted that his property has been impacted by significant changes to Route 85 over the years, including the most recent widening project and creation of the roundabout. Mr. Libby stated that the existing right-in/right-out access configuration from the Route 85 Roundabout has never posed a safety issue or caused any accidents.

Jim Boyle, property owner of 244 Washington Street expressed several concerns regarding the proposed mitigation relative to the project. First, Mr. Boyle expressed concerns about the safety



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of having a new Route 85 northbound slip lane into the site and that it will cause considerable confusion for drivers. Second, Mr. Libby expressed concerns about the leftover parcels created by MassDOT and turned over to the Town during the right-of-way takings for the Route 85 project, and stated that he thought it was unfair that the leftover land in front of his parcel would be “given away” to construct the slip lane. Moreover, he stated that the slip lane is cutting off frontage to his property. Chairman D’Amelio also expressed concerns that the boundaries lines on the plans do not match up and is not satisfied with assurances that everything is all set.

Attorney Giannetti noted that Global’s Real Estate Attorney had conducted an extensive title search and that there are no easements on either of the two property that had come up during the examination. Attorney Giannetti explained that the applicant will be “passing over” Town property, but that there are no existing or proposed easements relative to the proposed slip lane. Attorney Christopher Yates, Counsel for Marty Libby, reiterating the same understanding as Attorney Giannetti regarding access, and noted that the 240 and 242 Washington Street will be combined into one parcel and that no lot lines are being modified or changed. Rodney Frias inquired whether it was necessary to create an ANR plan, to which Attorney Yates responded that an ANR plan has been submitted per the request of the Planning Board.

Chairman D’Amelio expressed concerns that the proposed site access and roundabout restriping being presented tonight were the only options presented to the Town, and that there was no alternative analysis of other scenarios that were investigated. Kristina Johnson provided an overview of the robust design review process that took place over the course of the past several months. Ms. Johnson underscored that no “one option” was presented, and that different design scenarios were vetted and discussed. Ms. Johnson further noted that although there was no formal alternatives analysis in a report, the design review meetings functioned as an alternative analysis. Chairman D’Amelio stated that the public hearing will remain open until all the comments raised by the peer review consultants have been addressed by the applicant.

Daryl Filippi inquired about the architectural styling of the building, and the location of the building relative to the streetscape. Mr. Filippi expressed his belief that investigating the reorientation of the building would provide a better curb appeal for the site. Mr. Filippi also requested that the applicant provide typicals for the signage.

Ron Muller, Muller Associates, Planning Board Peer Review Traffic Engineer, provided an overview of the design review process and noted that he has worked closely with Town staff and the applicant over the past several months to revised the site plan and incorporate traffic mitigation measures to address the initial concerns documented in the February 12, 2020 review letter. Mr. Muller expressed his opinion that the applicant’s proposed mitigation represents significant improvements to the safety and traffic operations of the roundabout and the site access. Chairman D’Amelio thanked Mr. Muller for the thorough explanation.

Bryan Johannes, Fire Chief discussed the Fire Department’s role in reviewing the project. Chief Johannes also reiterated that there were extensive design review meetings with the applicant, and



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expressed his satisfaction with the proposed roundabout striping. Chief Johannes underscored to the Board that the Fire Department took the review of this project very seriously to ensure proper fire protection standards and that the overall safety and traffic operations were addressed.

Attorney Giannetti provided closing remarks and noted that the review is an iterative process. He stated that the applicant will have the peer review comments address.

Chairman D'Amelio moved to continue the public hearing until Tuesday, February 2, 2021. Seconded by Rodney Frias. By roll call vote: Mr. Daigneault, yes; Mr. Underwood, yes; Mr. Frias, yes; Mr. D'Amelio, yes; Mr. Filippi, yes. 5-0-0

Minutes- January 5, 2021

Daryl Filippi moved to approve the January 5, 2021 meeting minutes. Seconded by Mr. Daigneault. By roll call vote: Mr. Daigneault, yes; Mr. Underwood, yes; Mr. Frias, yes; Mr. D'Amelio, yes; Mr. Filippi, yes. 5-0-0

Adjournment

Daryl Filippi moved to adjourn the meeting at 8:50 PM. Seconded by Mr. Daigneault. By roll call vote: Mr. Daigneault, yes; Mr. Underwood, yes; Mr. Frias, yes; Mr. D'Amelio, yes; Mr. Filippi, yes. 5-0-0

Cc: Town Clerk