



Town of Hudson

Planning Board

78 Main Street, Hudson, MA 01749
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Email: kjohnson@townofhudson.org

Minutes of Meeting – October 26, 2021

Pursuant to the Chapter 20 of the Acts of 2021 Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, this meeting of the Hudson Planning Board was conducted in person at Town Hall.

At 7:01 PM, Mr. D'Amelio, Chair, called the meeting to order.

Board Members Participating: Robert D'Amelio, Chair
David Daigneault
Darryl Filippi

Board Members Absent: Rodney Frias, Vice Chair
Dirk Underwood

Staff Members Participating: Kristina Johnson, AICP, Director
Amanda Molina Dumas, Assistant Planner

Public Hearing - Proposed Amendment to the Town of Hudson Protective Zoning By-laws

Mr. D'Amelio provided a brief overview of the background information regarding the proposed Amendment. He noted that the Master Plan process began in 2014, and in 2015 the Town allocated \$100,000 to conduct a comprehensive Zoning By-law update. In 2017, a steering committee was formed to make recommendations, but in 2020, the zoning article was ultimately pulled. Ms. Johnson provided an overview of the comprehensive planning update, noting that a comprehensive update has not been done since 1957 and that the need for an update was identified in the Master Plan. The review and update was done under the direction of Town Counsel, the Town Clerk, the Building Commissioner, the Planning Board and the Zoning Board of Appeals. Ms. Johnson noted a major goal of the group was to not make any substantive changes to the regulations, and to focus on updating the document so that it's readable and better organized. Updates to the document include the creation of land use tables and ensuring consistency with state and federal statutes. Additional updates included adopting a GIS map to show district boundaries instead of relying on the outdated written descriptions of metes and bounds.

The Board asked for questions and comments from the audience.

Tom McCoy, 25 Richardson Road, asked how the article addresses public safety for pedestrians, specifically children. Ms. Johnson replied that the appropriate mechanism to address those concerns would be through the Internal Traffic Committee or the General By-laws.

Scott LaFleur, Mason Street, asked about the possible implications of adding Robinson's Hardware and the Armory into the Downtown zoning district, specifically raising concerns over parking requirements.

Andy Massa, 15 Michigan Drive, member of Finance Committee, conveyed his concern that residents will raise zoning questions at Town Meeting that are ancillary to the document itself. He



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noted that residents have real concerns about how this document will impact them personally, and that these concerns will outweigh the good parts of the document. He also thanked the Steering Committee for their work.

Dave Rykbost, 32 Marlboro Street, also thanked the committee for their work and commented on the landscape design guidelines regarding tree caliper and maximum height of hedges. Building Commissioner Jeff Wood explained that the maximum height is meant to provide visibility for traffic. Mr. Rykbost also asked about the number of unregistered vehicles allowed, which is dictated by the General By-laws.

Kathy Adams, commented that the work of the committee has been great, but had concerns about presenting the Zoning Amendment as one article rather than separate articles. Ms. Johnson replied that since the warrant had been published, the only way to make changes now is to amend the articles on the floor at Town Meeting.

Mr. Rykbost also asked about shipping containers on industrial zoned land. Commissioner Wood explained the need for a framework to regulate these uses, and also discussed pre-existing non-conforming uses.

Joan Wordell, Town Clerk, commented about the robust public hearing process that was conducted prior to 2020. Ms. Johnson also noted that the Zoning Amendment has been presented at various meetings this year, including the Select Board, Finance Committee and Economic Development Commission.

Mr. Daigneault asked for clarification on home occupations. Ms. Wordell directed him to the definitions section of the booklet. Mr. Daigneault also asked for clarification on the maximum gross vehicle weight for overnight parking of commercial vehicles in residential zones. Commissioner Wood explained that the maximum weight of 26,000 pounds was recommended by the consultant.

Mr. Daigneault seconded by Mr. Filippi moved to close the public hearing. 3-0-0. Unanimous.

Mr. D'Amelio seconded by Mr. Filippi moved to recommend the Zoning Amendment By-law at Town Meeting. 3-0-0. Unanimous.

Public Hearing - Proposed Amendment to the Town of Hudson Protective Zoning By-laws

Caitlyn Woodward-Sampson and Charlie Yon provided an overview of the amendment. Native Sun seeks to change their hours of operation, which are currently 8 AM to 8 PM, and they seek to extend their hours until 10 PM. The amendment would only apply to recreational marijuana retail and would be consistent with hours of operation for other marijuana retailers in surrounding communities, as well as other business uses in Hudson.

Mr. Daigneault seconded by Mr. Filippi moved to close the public hearing. 3-0-0. Unanimous.



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The Planning Board chose not to make a recommendation regarding this amendment.

Adjournment

Mr. Daigneault seconded by Mr. Filippi moved to adjourn the meeting at 8:08 PM. 3-0-0. Unanimous.

Cc: Town Clerk