



Town of Hudson

Planning Board

78 Main Street, Hudson, MA 01749
Tel: (978)562-2989 Fax: (978)568-9641
Email: kjohnson@townofhudson.org

Minutes of Meeting – November 2, 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 via remote participation.

At 7:05 PM, Mr. D'Amelio, Chair, called the meeting to order.

Board Members Participating: Robert D'Amelio, Chair
Rodney Frias, Vice Chair
David Daigneault
Darryl Filippi
Dirk Underwood

Board Members Absent:

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

Mr. D'Amelio stated the following: 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 will be conducted via remote participation. All votes will be via a roll call vote.

ANR Endorsement – 27 Cox Street

Present Paul Litchfield, Agent for Property Owner

Mr. Litchfield provided an overview of the request, which seeks to divide one large parcel into three parcels. The Board discussed if the proposed re-configuration of lots provides adequate frontage for each lot. The Board recommended that the Planning Department seek clarification from the Building Commissioner, as the request deals with a non-conforming parcel. The petitioner's agent requested to withdraw the petition without prejudice in order to get clarification from the Building Commissioner.

Mr. Filippi seconded by Mr. Underwood moved to accept the withdrawal of the petition without prejudice. 5-0-0. Unanimous.

Presentation by Toll Brothers & Bohler Engineering re: Chestnut Street Over 55 Community

Present Shawn Nuckolls, John Kucich and Scott Miccile of Toll Brothers

Mr. Nuckolls provided an overview of the request, which entails minor modifications to the previously approved plan for Countryside Farms project, which will be renamed to The Enclave at Hudson. The approved plan is for 64 single-family detached units that will be age restricted. They are now the owners of the property. Changes include the addition of a swimming pool, increased landscaping, a modified lighting plan, and changes to grading and elevations of the units near the pond so basements will be above grade. Proposed landscaping has more than



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doubled. Changes to lighting plan include keeping lighting at entry, intersections and parking areas, while decreasing lighting directly outside of homes. The Board asked for clarification on lighting and grading changes. Mr. Nuckolls clarified that the changes do not generate more water or more sewer volume. The Board recommended that the proposed changes be reviewed by the Town's peer review consultant and that the applicant attend the next Planning Board meeting to discuss.

Meeting Minutes – 10-19-2021

Mr. Filippi seconded by Mr. D'Amelio moved to approve the minutes of 10/19/2021. 4-0-0 (Mr. Underwood wasn't present for meeting). Unanimous.

Adjournment

Mr. Daigneault seconded by Mr. Filippi moved to adjourn the meeting at 7:52 PM. 5-0-0. Unanimous.

Cc: Town Clerk