



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 – December 7, 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.

Ashbury Realty Trust – Bond Reduction, Brigham Hill Estates Phase 3 (taken out of order)

Present: Attorney Michael Norris

The Board reviewed the progress made on the project. A report from the Assistant Director of DPW was read into the record. Ms. Johnson summarized her recent site visit, noting that foundations are excavated, but were waiting for a foundation contractor to pour the foundation. Attorney Norris explained his understanding that his client will be requesting another extension to the end of May 2022 at the next Planning Board meeting, in order to finish top coat, granite curbing and the last foundation. Mr. D'Amelio asked for clarification on the remaining bond amount. Mr. D'Amelio asked the board for comments/questions. Mr. Norris comments that the applicant is entitled to the reductions for the work that has been completed.

Mr. Filippi recommends tabling the discussion of releasing the bond until the next Planning Board meeting on 12/21/2022. The board members agreed.

Public Hearing- 37 Pope Street - Site Plan Review (continued)

Present: Attorney Christopher Yates
Steven Poole, Engineer
Eric Chaves, Applicant

Attorney Yates provided an update to the board, noting that the number of units has been reduced from 8 to 7, and an off-site parking lease has been secured with the United Methodist Church.



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The lease would be for 8 overnight parking spaces and would cover only that portion of the calendar year that overnight parking is prohibited. The revised plans also show a proposed 5 foot walkway entirely located on the subject property. The proposed driveway width is still 12 feet, and is the only waiver being requested by the applicant. The reduction in the number of units leaves more space at the rear of the site, and a manhole and leaching pit are proposed to catch runoff.

The board discussed the proposed parking, noting that while the C-1 zoning district does not have parking ratio requirements, the applicant must still work with the Board to locate off-site parking within 500 feet of the property, which the United Methodist Church is within. Mr. Filippi commented about the standard dimensions for parking spaces, noting that the depth of the carport spaces would be tight.

The board discussed the peer review comments regarding the driveway slope, noting that a profile and cross section had been requested by the peer review consultant some time back but still hasn't been provided. The board also discussed the narrowness of the proposed driveway. Members of the board discussed the overall density of the project and if it was appropriate for this site.

The board asked the audience for comments. Jan & Bob Chase, direct abutters, asked for clarification on the terms of the leased parking. Ms. Johnson discussed the options for moving forward, including continuing the public hearing, withdrawing the application, or having the board vote on the application as it stands. Mr. D'Amelio reiterated the outstanding items for the project: address snow removal, trash removal, driveway profile and cross sections, review and discuss drainage calculations, vegetation protection. The board discussed proceeding with a vote. Attorney Yates asked for a recess to confer with his client.

Following the recess, Attorney Yates, on behalf of his client, requested to withdraw the application without prejudice.

Mr. D'Amelio seconded by Mr. Daigneault moved to approve the request to withdraw the application without prejudice. 5-0-0. Unanimous.

Discussion of member appointment to the Community Preservation Committee

Mr. Frias seconded by Mr. Filippi moved to appoint Mr. D'Ameilo to serve as the Planning Board member to the Community Preservation Committee. 4-0-0. Unanimous.

Meeting Minutes – 11-2-2021 & 11-16-2021

Mr. Daigneault seconded by Mr. Filippi moved to approve the minutes of 11/2/2021. 5-0-0. Unanimous.

Mr. Daigneault seconded by Mr. Filippi moved to approve the minutes of 11/16/2021. 4-0-0. (Mr. Underwood ineligible to vote). Unanimous.



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Adjournment

Mr. Filippi seconded by Mr. D'Amelio moved to adjourn the meeting at 8:28 PM. 5-0-0. Unanimous.

Cc: Town Clerk