



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 21, 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 – Request for an Extension of the Definitive Subdivision Approval & Bond Reduction, Brigham Hill Estates III Phase 2 (items taken together)

Present: Attorney Michael Norris

The Board reviewed the progress made on the project. Attorney Norris explained the applicant is asking for an extension of the Definitive Subdivision Approval until May 2022 and a bond reduction. Attorney Norris reviewed the prior requests for bond reduction, noting that the applicant is entitled to the reductions for the work that has been completed in phases 1 and 2.

Mr. D'Amelio commented that although the roads have been approved by the Town, the condition of the roads has been significantly impacted by the weight of construction vehicles to and from the site. He stated that the developer should bear some of the cost for repairing these roads. The Board discussed how best to evaluate the cost of the remaining work to be done in phase 3. Mr. D'Amelio asked if the DPW could provide an estimate for the cost of the remaining work. Ms. Johnson explained that the DPW inspects to ensure the work was done to their satisfaction, not necessarily evaluating for the cost of the project or cost of work to remain.

Attorney Norris reiterated that the Planning Board has no claims on the bonds related to phases 1 and 2 because the work has been completed.

Mr. Frias seconded by Mr. D'Amelio, motioned to grant extension of the Definitive Subdivision for Brigham Estates III to 2/1/2022. 4-1-0 (Mr. Daigneault opposed). The bond reduction request was



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tabled and no action was taken.

Appointment – Tina Grosowsky, Green Hudson to discuss clean energy requirements for development

Tina Grosowsky of Green Hudson appeared before the Planning Board for an informal discussion of clean energy requirements. She referenced the aspirational goals outlined in the 2014 master plan. She encouraged the Board to adopt green building codes for new construction and major renovation projects, which will help eliminate the need to retrofit buildings in the future. The Board thanked Ms. Grosowsky for the thoughtful discussion.

Meeting Minutes – 12-7-2021

Mr. Filippi seconded by Mr. D'Amelio moved to approve the minutes of 12/7/2021. 5-0-0. Unanimous.

Adjournment

Mr. Filippi seconded by Mr. D'Amelio moved to adjourn the meeting at 8:18 PM. 5-0-0. Unanimous.

Cc: Town Clerk