



# Town of Hudson

## Planning Board

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

### **Minutes of Meeting – February 1, 2022**

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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 7:02 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

Board Members Absent: Dirk Underwood

Staff Members Participating: Kristina Johnson, AICP, Director  
Amanda Molina Dumas, Assistant Planner  
Aldo A. Cipriano, Esq., Town Counsel

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 – Sandy Knoll Drive**

Mr. Frias seconded by Mr. D'Amelio moved to endorse the ANR plan for Sandy Knoll Drive with original conditions to remain unchanged. 3-0-1 (Mr. Filippi abstains).

#### **Ashbury Realty Trust – Request for an Extension of the Definitive Subdivision Approval**

Present: Attorney Michael Norris

Attorney Michael Norris, on behalf of the applicant, stated that the applicant will not contribute funds to the repair of the Town accepted roads at this time. The Board discussed if the subdivision approval has lapsed or not. Attorney Norris maintained that the subdivision approval is still valid as requests for extensions were submitted to the Planning Board per the statutory timelines. The Board discussed the estimate for the bond, noting that it should be updated to reflect the increased costs of construction materials and labor.

After considerable discussion, the Board took no action on the above-referenced request. The extension of the completion date granted on December 21, 2021 to February 1, 2022 has expired; therefore, the Brigham Hill Estates III Phase III Subdivision is now in default. A submission of a new application along with a recalculated bond will need to occur prior to Ashbury Realty Trust re-commending any work relative to the Subdivision.



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#### **Ashbury Realty Trust – Bond Reduction, Brigham Hill Estates III Phase 2**

Present: Attorney Michael Norris

The Board discussed the request and decided that releasing the bond for \$6,000 for the completed work was appropriate, but elected to hold on to the retainage amount of \$81,605.

Mr. Frias seconded by Mr. D'Amelio moved to release the \$6,000 bond, but hold on to retainage of \$81,605, contingent upon Attorney Cipriano's letter to Attorney Kiritsy informing him that he must conform with the procedure in the Planning Board's Rules and Regulations. 4-0-0. Unanimous.

#### **Meeting Minutes – 12-21-2021**

Mr. Frias seconded by Mr. Daigneault moved to approve the minutes of 12/21/2021. 4-0-0. Unanimous.

#### **Adjournment**

Mr. Frias seconded by Mr. Filippi moved to adjourn the meeting at 7:52 PM. 4-0-0. Unanimous.

Cc: Town Clerk