



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – March 2, 2021

The Hudson Planning Board met virtually on a Zoom platform pursuant to the Remote Participation statute consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

At 7:00 PM, Mr. D'Amelio, Chair called the meeting to order.

Present: Bob D'Amelio, David Daigneault; Rodney Frias; Dirk Underwood;
Daryl Filippi

Staff: Kristina Johnson, Acting Director of Planning and Community
Development

Mr. D'Amelio stated the following: This Open Meeting of Hudson Planning Board is being conducted remotely, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

ANR Plan Map 52, Parcel 45, Washington Street -

Scott Hayes, Engineer of Record for the above-referenced ANR plan presented the plans and confirmed that there was adequate roadway frontage and met minimum lot size requirements.

Chairman D'Amelio inquired about the Board's options with respect to the ANR plans presented to the Board. Ms. Johnson explained that pursuant to MGL Chapter 41, Section 81-P this ANR plan meet the minimum roadway frontage and lot size requirements and do not constitute a subdivision and that there were two options for the Board to consider:

- 1) Vote to endorse the ANR plan (s) and sign the mylar; or
- 2) Take no action, which would result in the ANR plan (s) being constructively approved after 21 days by operation of MGL Chapter 41, Section 81-P.

Chairman D'Amelio recommended that the Board take no action on the ANR Plan for Map 52, Parcel 45 on Washington Street, and the other Board members concurred. No vote was taken to endorse the ANR plan and by operation of the law, said plan will constructively endorsed after 21 days from the date of submittal to the Town Clerk.

ANR Plan 53 Lakeside Avenue

Adrienne Hinley, applicant explained the intent of the ANR plan for 53 Lakeside Avenue. Ms. Johnson screened shared the plan of the land and noted that MGL Chapter 41, Section 81-P, this



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ANR plan meet the minimum roadway frontage and lot size requirements and do not constitute a subdivision.

Chairman D'Amelio recommended that the Board take no action on the ANR Plan for 53 Lakeside Avenue and the other Board members concurred. No vote was taken to endorse the ANR plan and by operation of the law, said plan will constructively endorsed after 21 days from the date of submittal to the Town Clerk.

Minor Modification to Lowe's Home Improvement building, Highland Commons

Ms. Johnson introduced the engineering team from Bohler Engineering, Mr. Austin Turner and Ms. Erica Rochefort to discuss the proposed minor modification for the Lowe's Home Improvement Center at Highland Commons. Chairman D'Amelio noted the receipt of the technical memorandum from Eric Rochefort outlining the proposed modification to the Lowe's store.

Mr. Turner presented an aerial photo of the existing the site and illustrative rendering of the proposed expansion. The subject site, denoted as Map 17, Lot 44 on the Town of Hudson's Assessor's Map, consists of an existing approximate 171,000± Lowe's home improvement store and is complemented by similar retail establishments to the south and east. The project proposes a modest expansion of the existing building to include tool rental center with limited site improvements to accommodate specific operational needs. Inclusive of the new building addition and fenced outdoor storage area, the expansion totals approximately 4,750±, sf. Of which, the building represents approximately 3,139± sf or approximately 1.8% of the existing retail facility. Utility services are intended to be provided by way of the existing building services and/or those which are located immediately proximate to the existing building. Mr. Turner stated that they will have to obtain a new variance from the Zoning Board of Appeals for a reduction in the number of required parking spaces.

The Board agreed that the proposed expansion of the Lowe's Home Improvement Center constitutes a minor modification to the existing site plan for Highland Commons.

Rodney Frias moved to approve the expansion of the Lowe's Home Improvement Center as a minor modification. Seconded by Chairman D'Amelio. By roll call vote: By roll call vote: Mr. Daigneault, yes; Mr. Underwood, yes; Mr. Frias, yes; Mr. D'Amelio, yes; Mr. Filippi, yes. 5-0-0

Appointment – Attorney Christopher Yates to discuss Brigham Estates

This item was passed over by the Board.



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Minutes- February 16, 2021

There were no minutes to approve.

Adjournment

Chairman D'Amelio moved to adjourn the meeting at 8:35 PM. Seconded by Mr. Daigneault.

By roll call vote: Mr. Daigneault, yes; Mr. Underwood, yes; Mr. Frias, yes; Mr. D'Amelio, yes; Mr. Filippi, yes. 5-0-0

Cc: Town Clerk