



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 – March 15, 2022

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 7:12 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.

Public Hearing – 114 Forest Avenue

The applicant's representative, Robert DiBenedetto of Hancock Associates, was present for the public hearing and presented the plans to the Board. The project entails the construction of four commercial contractor bays, a commercial septic and stormwater management system. There is a pre-existing, non-conforming two-family structure that will remain, however the off-street parking associated with the residential use will be relocated. The applicant plans to use one bay for their contracting/landscaping business, and rent out the remainder of the bays for a variety of yet to be determined uses. Dumpsters would be located inside the contractor bays, so no exterior dumpsters would be needed for the commercial use. The Board discussed the project and raised some concerns, noting the proposed gravel around the commercial building may encourage outside storage of materials, and safety concerns over the lack of practical access from the residential spaces to the residential structure. They also raised questions regarding the number of parking spaces proposed and if the interior bay spaces could be counted towards the total, since the interior spaces could be blocked in.

Mr. D'Amelio held off on taking public comment until the revisions are made and provided to the Board for review.

Mr. D'Amelio seconded by Mr. Frias moved to continue the public hearing to the April 5, 2022 meeting. 5-0-0. Unanimous.



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Public Hearing – 17 School Street

On March 15, 2022, the applicant's representative requested to continue the public hearing to the Board's next regularly scheduled meeting on April 5, 2022.

Mr. Frias seconded by Mr. Daigneault moved to approve the request to continue to the April 5, 2022 meeting. 5-0-0. Unanimous.

Public Hearing – 17A School Street

On March 11, 2022, the applicant's representative requested to continue the public hearing to the Board's next regularly scheduled meeting on April 5, 2022.

Mr. Frias seconded by Mr. Daigneault moved to approve the request to continue to the April 5, 2022 meeting. 5-0-0. Unanimous.

Discussion: Preliminary Plan for Old County Road Preliminary Subdivision

The applicant presented the preliminary plan to the Board. They are proposing a conventional subdivision and plan to submit for a definitive subdivision approval that requires no waivers from the Board. The applicant raised specific questions concerning three lots that would be served by a common driveway, and if this configuration would be acceptable to the Board. Mr. D'Amelio commented that such a configuration would not be permitted. The Board expressed concerns, along with the Conservation Commission, that the proposed plans show development within the 100 feet buffer from Lake Boone, noting that the intent of the 50 foot buffer is to provide an actual buffer between development and the lake. The Board asked clarifying questions about the width of the roadways and if sidewalks would be included. The applicant confirmed that one side of the roadway will have sidewalks. The Board also discussed the need for adequate Fire Dept apparatus turnaround on the site. Ms. Johnson recommended that the applicant and the Board mutually extend the 45-day window for preliminary plans to give the applicant time to revise and come back for a preliminary plan discussion.

Discussion with Mark Santora, P.E.: proposed minor modifications to the site plan for 71 Parmenter Road

The applicant was not present; Ms. Johnson recommended the Board pass over this item.

Meeting Minutes – 3-1-2022

Mr. Filippi seconded by Mr. Underwood moved to approve the minutes of 3/1/2022. 4-0-1 (Mr. D'Amelio abstained as he was not present).

Adjournment

Mr. Filippi seconded by Mr. Daigneault moved to adjourn the meeting at 8:26 PM. 5-0-0. Unanimous.

Cc: Town Clerk