



Town of Hudson

Planning Board

78 Main Street, Hudson, MA 01749
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Email: kjohnson@townofhudson.org

Minutes of Meeting – April 5, 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

On April 5, 2022, the applicant's representative requested to continue the public hearing to the Board's regularly scheduled meeting on May 3, 2022.

Mr. Frias seconded by Mr. Underwood moved to approve the request to continue to the May 3, 2022 meeting. 5-0-0. Unanimous.

Public Hearing – 17 School Street

At the meeting, the applicant's representative requested to continue the public hearing to the Board's next regularly scheduled meeting on April 19, 2022.

Mr. Frias seconded by Mr. Underwood moved to approve the request to continue to the April 19, 2022 meeting. 5-0-0. Unanimous.

Public Hearing – 17A School Street

At the meeting, the applicant's representative requested to continue the public hearing to the Board's next regularly scheduled meeting on April 19, 2022.

Mr. Frias seconded by Mr. Daigneault moved to approve the request to continue to the April 19, 2022 meeting. 5-0-0. Unanimous.

Discussion with Benderson Development regarding proposed minor modification to the Highland Commons site plan

James Boglioli of Benderson Development was present for the virtual meeting on behalf of Highland Commons. The project entails the build-out of a Starbucks location with drive-thru. The



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building in question was originally laid out and approved to have a commercial tenant with a drive-thru. The Board reviewed the plans and asked clarifying questions about the stacking of vehicles in the drive-thru lane, and if the length of the lane was adequate. The project would reduce the parking count by approximately 5 spaces, but since the parking count is calculated for the site as a whole, they still meet the parking requirement. The Zoning Board of Appeals issued a Variance for parking in 2009 and this project is in compliance with the decision.

Mr. Frias seconded by Mr. D'Ameilo moved to approve the request, deeming the project to be a minor modification of the site plan. 5-0-0. Unanimous.

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

Mark Santora, P.E. was present for the virtual meeting on behalf of the applicant. The project changes include switching from an underground drainage storage system to an above ground system. Rooftop runoff will be infiltrated and overflow will be directed to an above ground basin that has appropriate capacity. The design change was necessary due to materials from the original design not being readily available. The proposed changes and design meet MA stormwater management standards. Mr. Santora noted that the only difference between the originally approved design and what is now proposed is where the infiltration is taking place. Mr. Filippi asked for clarification on how the runoff reaches the dry well/basin, which Mr. Santora provided.

Mr. Frias seconded by Mr. Daigneault moved to approve the request, deeming the project to be a minor modification of the site plan. 4-1-0 (Mr. D'Amelio voted against).

Meeting Minutes – 3-15-2022

Mr. Frias seconded by Mr. Filippi moved to approve the minutes of 3/15/2022. 5-0-0.

Adjournment

Mr. Daigneault seconded by Mr. Filippi moved to adjourn the meeting at 8:01 PM. 5-0-0. Unanimous.

Cc: Town Clerk