



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 – April 19, 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 in-person and remote participation.

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

Board Members Participating: Robert D'Amelio, Chair (remote)
David Daigneault
Darryl Filippi
Dirk Underwood

Board Members Absent: Rodney Frias, Vice Chair

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 both in-person and remote participation. All votes will be via a roll call vote.

Approval Not Required (ANR) – Endorsement of Brigham Street ANR Plan for Lots 1, 2, and 3

Atty. Christopher Yates and Paul Carney were present on behalf of the ANR. The ANR plan is to create 3 buildable lots out of a portion of the total land owned. The Board asked about a previous plan to create lots; Atty. Yates explained that that plan was never recorded. The Board asked about the proposed easement between two of the lots and why that was necessary. Atty. Yates replied that the proposed easement does not affect the frontage legally, and that ANR endorsement only takes into account frontage and adequate access.

Mr. D'Amelio seconded by Mr. Underwood moved to approve and endorse the Brigham Street ANR for Lots 1, 2, and 3. 4-0-0. Unanimous.

Continued Public Hearing – 114 Forest Avenue

At the April 5, 2022 Planning Board meeting, this petition was continued to the Board's regularly scheduled meeting on May 3, 2022.

Continued Public Hearing – 17 School Street

Atty. Jose Moreira was present at the meeting along with the architect for the project. Alton Stone, PE was present virtually at the meeting. Mr. D'Amelio raised questions about the site plan, and if it was based on a survey completed by a licensed professional. Mr. Stone replied that the base map of the site plan is based on a surveyed plan, and states that the plan references and notes refer to a base map by Inland Survey. Mr. D'Amelio requested that the applicant provide a survey



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stamped and signed by a professional/registered land surveyor, and recommended holding the petition until this information is received. Mr. D'Amelio asked the Board for comments and they were in agreement with his recommendation. He also commented that the proposed use is more intensive than the former use, which needs to be considered. Atty. Moreira commented that the project will likely need variances for side-yard setbacks. Ms. Johnson noted that when the project was reviewed initially by department heads, it did not meet the site plan review standards. Mr. D'Amelio reiterated that the application package is considered incomplete and that the Board should not review until all material are received together.

Mr. Daigneault seconded by Mr. D'Amelio moved to approve the request to continue to the May 3, 2022 meeting. 3-0-1 (Mr. Underwood abstaining).

Continued 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 May 3, 2022.

Mr. Daigneault seconded by Mr. Filippi moved to approve the request to continue to the May 3, 2022 meeting. 3-0-1 (Mr. Underwood abstaining).

Public Hearing – 429 Main Street

Tracy Adamski, project manager for Tighe and Bond; Brendan Kearns, engineer for Tri-Mont Engineering; and John Leskow, project manager for Eversource were present virtually on behalf of the applicant. The project entails upgrading the existing facilities located at the natural gas gate station. Both existing Eversource structures will be demolished and replaced with one pre-cast structure. The station is a metering and pressure regulating facility, and the project will update the facility to modern standards. All work will be done in previously disturbed areas. Based on concerns raised at the department head review meeting, the applicant is now proposing low growing landscaping and has eliminated the proposed privacy fence. Mr. D'Amelio notes some of the comments from the staff review, specifically coordinating with DPW regarding upcoming road paving; Ms. Adamski clarified that their goal is to have the curb cuts installed before paving is underway, but either way, they will coordinate with DPW. Mr. Daigneault asked about the catch basin mentioned in the report from the peer review consultant; Ms. Adamski confirms that if the catch basin needs to be relocated, they are agreeable to it. Mr. Filippi asked about the grade change; Mr. Kearns replied that the grade change will remain the same and the bike path access will be restored in kind and that bike access will be maintained throughout construction.

Mr. D'Amelio asked if any members of the public wished to offer comments on the petition. Tina Grosowski, abutter at 425 Main Street, commented that gas is dangerous and that building the new substation to continue using gas is not meeting the requirements of the new state law to reduce emissions. She also commented on the effect on the natural environment and asked about the potential for screening the substation from the nearby residences. Ms. Bryan Johannes, Fire Chief, commented that replacing the gate station would make it safer to operate. Mr. Filippi asked if additional plantings on the sides of the gate station would be acceptable; Ms. Adamski replied that there is limited room on the site for additional plantings, and Eversource has a security fence



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design that they adhere to.

Mr. Daigneault seconded by Mr. Underwood moved to close the public hearing and enter deliberative session. 4-0-0.

The Board issued the following conditions of approval for the project:

1. A list of 24-hour emergency contact information must be provided to the Director of Planning and Community Development and the DPW Director and posted on the site prior to the commencement of any work.
2. Prior to the commencement of construction, a pre-construction conference will be held between the developer, the Director of Planning and Community Development, DPW Director, Fire Chief, Police Chief, Building Commission, Hudson Light and Power, and the 3rd party peer review engineer, and other interested parties. If construction begins without this conference, construction will cease immediately until the conference is held.
3. Hours of construction will be Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to Noon. No work or operation of machinery may happen before 7:00 a.m., in accordance with the town's noise by-law or after 5:00 p.m. Per the Massachusetts General Laws, work on Sundays and holidays need to be permitted on a case by case basis by the Chief of Police.
4. Prior to the commencement of authorized site activity, the Planning and Community Development office shall be given 48 hours written notice. If the activity at the Project Site ceases for longer than 30 days, 48 hour written notice shall be given to the Planning and Community Development office prior to restarting work.
5. A copy of the conditions and all final approved Plans shall be kept at the Project Site.
6. Members or agents of the Planning Board shall have the right to enter the Project Site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Project Site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
7. The applicant shall adhere to all conditions in the Order of Conditions issued by the Conservation Commission on April 12, 2022. All erosion control shall be in place and approved by the Conservation Agent before construction begins.
8. Prior to the issuance of a building permit, the applicant shall submit the landscaping schedule to the Conservation Commission for final review and approval. The applicant shall



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to the greatest extent feasible use native, drought resistant species for the site plantings that will not impede any sight lines into the property.

9. The applicant shall coordinate scheduling with the Department of Public Works to ensure that all project construction activities occur prior to any planned or impending roadway paving on Main Street.
10. The applicant shall coordinate with the Department of Public Works to discuss the relocation of the existing catch basin in Main Street as deemed necessary and feasible, and submit revised plans accordingly.
11. The applicant shall investigate an alternative design for the fencing that fronts the Main Street streetscape. Any alternative design (s) proposed shall be reviewed and approved by the Planning Board, and meet all safety and security standards.

Mr. Filippi seconded by Mr. Underwood moved to approve the request, with conditions, and authorizes the agent to sign the decision on behalf of the Board. 4-0-0. Unanimous.

Staff Report – New Site Plan Review Forms

Ms. Johnson explained that new applications and forms have been created for the Planning Board with the intention of capturing more information from the applicants. The applications and forms were emailed to the members and are also available via Google Drive. The members will review the applications and forms and discuss that their next meeting.

Meeting Minutes – 3-15-2022 (Executive Session only) & 4-5-2022

Mr. Underwood seconded by Mr. D'Amelio moved to approve the Executive Session minutes of 3/15/2022. 4-0-0.

Mr. Filippi seconded by Mr. D'Amelio moved to approve the minutes of 4/5/2022. 4-0-0.

Adjournment

Mr. Filippi seconded by Mr. Daigneault moved to adjourn the meeting at 8:38 PM. 4-0-0. Unanimous.

Cc: Town Clerk