



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 – May 3, 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
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 (remote)

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.

Continued Public Hearing – 114 Forest Avenue

Robert DiBenedetto and Joseph Peznola of Hancock Associates were present at the meeting on behalf of the applicant, Dinis Silva, who attended the meeting virtually. Since the last meeting, the applicant's team has received initial and revised comments from the peer review consultant and all comments were addressed with the exception of the proposed driveway width. Since the last meeting, the following revisions have been made to the plans: 3 contractor bays proposed (reduced from 4 bays); no longer proposing vehicular access around the building; slight reduction in building length but overall the same size; accessible parking space on left side of building; all 3 bays have rear facing doors for safety reasons; proposing 9 standard parking stalls (5 for residential use and remaining 4 contractor use); dumpster pad with fencing enclosure proposed, with dumpster to be used by both the residential and commercial uses. Trees are proposed for the front of the lot, with fencing proposed for the side-yard of the residential structure. A SWEPT path analysis of the fire truck turning radius was provided to the Board.

Mr. D'Amelio commented that he wants something in writing from both the Fire Chief and the Building Commissioner that they find the plan revisions to be acceptable. Mr. Daigneault comments that the number of proposed employee parking spaces is impractical given there will be 3 commercial tenants using the site. Mr. D'Amelio notes that while the number of bays has been reduced, the overall size of the structure remains essentially the same size. Mr. DiBenedetto responds that even though the contractor bays are larger, this would not result in additional employees because the tenants would be subject to the number of available employee parking spaces on the site. The Board requested that the Building Commissioner confirm the parking



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requirements for the site. Mr. Peznola commented that the site conditions and amount of available parking will regulate the types of tenants that can be located here.

The Board discussed the pre-existing, non-conforming driveway with regards to width and slope, and what relief is needed from the Planning Board and/or the Zoning Board of Appeals. Ms. Johnson and Mr. Peznola commented that they view the driveway width as a ZBA issue rather than a Planning Board issue. Regarding the slope of the driveway not complying with the Site Plan Review requirements, there is a question if that would require either a waiver from the Planning Board, or a Special Permit/Variance from the Zoning Board. Ms. Johnson notes that the use of contractor bays also requires a Special Permit from the ZBA.

The Board asked for the following to be provided before the next meeting: a letter from the Fire Chief, a letter from the Building Commissioner, and clarification if the slope of the pre-existing, non-conforming driveway is the purview of the Planning Board or ZBA.

Mr. Frias seconded by Mr. Daigneault moved to approve the request to continue to the May 17, 2022 meeting. 4-0-0.

Continued Public Hearing – 17 School Street

At the meeting, the applicant's representative requested to continue the public hearing to the Board's regularly scheduled meeting on June 7, 2022.

Mr. Frias seconded by Mr. Filippi moved to approve the request to continue to the June 7, 2022 meeting. 4-0-0.

Continued Public Hearing – 17A School Street

At the meeting, the applicant's representative requested to continue the public hearing to the Board's regularly scheduled meeting on June 7, 2022.

Mr. Frias seconded by Mr. Filippi moved to approve the request to continue to the June 7, 2022 meeting. 4-0-0.

Staff Report – New Site Plan Review Forms

The Board discussed the new forms, noting that they require more information than the existing forms. Ms. Johnson explained that the new applications and forms have been created with the intention of capturing more information from the applicants. Mr. Filippi and Mr. Daigneault commented that they had no problem with the longer application.

Mr. Filippi seconded by Mr. Daigneault moved to approve the new forms. 4-0-0.

Meeting Minutes – 4-19-2022

Mr. Filippi seconded by Mr. Daigneault moved to approve the minutes of 4/19/2022. 3-0-1 (Mr. Frias abstaining because he was not present).



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Adjournment

Mr. Filippi seconded by Mr. Daigneault moved to adjourn the meeting at 8:05 PM. 4-0-0. Unanimous.

Cc: Town Clerk