



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 – June 7, 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 participation.

At 7:01 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
Andrew Massa

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

Continued Public Hearing – 114 Forest Avenue

Robert DiBenedetto of Hancock Associates was present on behalf of the applicant, along with Attorney Christopher Yates. The applicant was present via Zoom.

The revised plans show additional parking stalls, for a total of 11 exterior spaces on site (row of 10 spaces and 1 accessible space). Snow storage was also recalculated, and has been located in areas that can accommodate it. Mr. DiBenedetto also noted the letters from the Fire Chief and Building Commissioner regarding the project.

Mr. Frias seconded by Mr. Daigneault moved to close the public hearing. 5-0-0.

The Board discussed the following conditions of approval: revise note on plan to reflect 3 bays instead of 4 bays and 100% inspection for installation of any underground utilities.

Mr. Frias seconded by Mr. Filippi moved to approve the site plan review with the conditions outlined above. 4-0-1 (Mr. Massa was not eligible to vote on the petition).

Continued Public Hearing – 17 School Street

The applicant's representative requested to continue the public hearing to the Board's regularly scheduled meeting on June 21, 2022.

Mr. Massa seconded by Mr. Daigneault moved to approve the request to continue to the June 21, 2022 meeting. 5-0-0. Unanimous.

Continued Public Hearing – 17A School Street

The applicant's representative requested to continue the public hearing to the Board's regularly



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Mr. Massa seconded by Mr. Daigneault moved to approve the request to continue to the June 21, 2022 meeting. 5-0-0. Unanimous.

New Public Hearing – 136 Main Street

Joseph Peznola and Russell Tedford of Hancock Associates were present on behalf of the applicant, along with other members from the project team. Mr. Peznola provided an overview of the project, which includes renovating buildings with partial new construction, and some new construction of buildings. While no parking minimums are required in the C-1 zoning district, the project proposes 79 parking spaces, while the parking demand analysis that includes a mix of uses estimates the demand will be 93 spaces. Kirsten Braun, the peer review traffic engineer, commented that a full traffic study would be needed and that the parking demand analysis should use the latest ITE manual. New sewer service will be brought into the property and all buildings will be fully sprinklered. Gas will also be brought into the site. The project team is in conversation with Hudson Light and Power regarding poles as they currently service surrounding properties as well. The project team also discussed the SWEPT path analysis for fire truck access on the site.

The Board discussed the project overall, and raised comments/concerns. The Board discussed the composition of units and number of bedrooms proposed for the site. They asked if the public would have access to Bruce Pond and the project team clarified that the site is private and no access would be allowed. The Board asked about trash removal and trash pickup; the project team said they will provide a SWEPT analysis for a trash truck. Mr. Daigneault asked about the former gas station that was located on the site and if there were any contaminants found. The project team stated that a 21E environmental study was conducted and a copy of the report will be furnished the Board. Mr. Filippi recommended taking down the existing building proposed for town houses to allow for new construction.

Mr. Frias seconded by Mr. Filippi motioned to continue the public hearing to the Board's scheduled meeting on July 19, 2022. 5-0-0. Unanimous.

Discussion: Minor modification to the previously approved site plan for 240-242 Washington Street for the installation of an additional storage shed

Bohler Engineering was present on behalf of the applicant. The Board discussed the request and determined that it was in fact a minor modification. Mr. Filippi asked that the shed be designed in a way that compliments the new building on the site.

Mr. Filippi seconded by Mr. Frias moved to accept the minor modification with final approval via staff review. 5-0-0. Unanimous.

Board Reorganization – Discussion and possible vote

The Board discussed the election of officers and appointment of a second agent for signing purposes. With the appointment of the additional agent, an executed form by the Planning Board members will need to be recorded with the Middlesex County Registry of Deeds and Land Court.

Election of Chairman



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Mr. Frias seconded by Mr. Filippi moved to elect Robert D'Amelio to serve as Chairman. 5-0-0. Unanimous.

Election of Vice Chairman

Mr. D'Amelio seconded by Mr. Daigneault moved to elect Rodney Frias to serve as Vice Chairman. 5-0-0. Unanimous.

Appointment of David Daigneault as Second Agent

Mr. D'Amelio seconded by Mr. Frias moved to appoint David Daigneault to serve as the second agent to the Planning Board. 5-0-0. Unanimous.

Meeting Minutes – 5-17-2022

Mr. Filippi seconded by Mr. D'Amelio moved to approve the minutes of 5/17/2022. 4-0-1 (Mr. Frias abstaining because he was not present).

Adjournment

Mr. Daigneault seconded by Mr. D'Amelio moved to adjourn the meeting at 8:48 PM. 5-0-0. Unanimous.

Cc: Town Clerk