



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 21, 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 hybrid participation, both in-person and remote via Zoom.

At 7:02 PM, Mr. D'Amelio, Chair, called the meeting to order.

Board Members Participating: Robert D'Amelio, Chair
David Daigneault
Darryl Filippi
Andrew Massa

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

Continued Public Hearing – 17 School Street

The applicant's representative requested to withdraw the application without prejudice.

Mr. Filippi seconded by Mr. Daigneault moved to approve the request to withdraw the application without prejudice. 4-0-0. Unanimous.

Continued Public Hearing – 17A School Street

The applicant's representative requested to withdraw the application without prejudice.

Mr. Daigneault seconded by Mr. Massa moved to approve the request to withdraw the application without prejudice. 4-0-0. Unanimous.

Continued Public Hearing – 136 Main Street

This petition was continued to July 19, 2022 at the previous meeting.

New Public Hearing – Old County Road Definitive Subdivision

Tom DiPersio of Civil Engineering and Land Surveying, was present along with the petitioner. Mr. DiPersio provided an overview of the project, which entails the development of a 16-acre parcel on eastern side of Lake Boone, off of Old County Road, and with frontage along Old County Road and Main Street. The existing parcel has 4 small houses and associated out buildings, with the remainder of the property being wooded. The project proposes to remove the existing structures in order to develop 23 house lots. The lake shoreline is relatively steep. The parcel is located within the SB zoning district, which requires 15,000 SF of area and 100 feet of frontage. The 3



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lots that are out towards the point, to the north, are oversized lots due to the odd shape of the parcel. Common driveway is proposed for lots 4 & 5, with lot 6 being accessed by a single drive that runs parallel to the common drive. The development will be serviced by an 8-inch water main, as there is no municipal sewer in this area of Town. Septic systems are proposed, and an effort will be made to keep the septic systems at least 100 feet away from the lake. Stormwater management on the site will take advantage of soils for infiltration basin; runoff from the site will drain into stormwater collection systems in roadways and transferred to basin. Roof runoff will be infiltrated on each lot because runoff is considered clean by DEP. No waivers are being requested from the Planning Board.

The Board discusses the project, with Mr. D'Amelio asking for clarification on how the 50-foot buffer is established and if the high flood water elevation line should be taken into consideration. They noted that the plan provided shows lot 21's septic system located half within the buffer.

The public was asked for comments, first in-person and then via Zoom. Emily Wilder of 41 Lakeside Avenue, and Vice Chair Hudson Conservation Commission, said the project is a good opportunity to establish how subdivisions should be viewed in town, saying the 50-foot buffer during and after construction is important, and that land be protected during the entire process.

Dick Gelpke of Lakeside Avenue, asked the Board to be strict on what they're considering and wants to make sure it's developed in the best possible manner.

Bryan Johannes, Fire Chief asked for a completed SWEPT path analysis; the project engineer noted the hammerhead turnaround for fire trucks shown on the plan.

James Martin of 61 Lincoln Street noted that construction of the roadways encroaches into the 100-foot buffer, but not the 50-foot buffer, during construction.

Dirk Underwood, of 9 Lyman Avenue, asked if there were any existing docks on the site that would need to be re-permitted. Mr. DiPersio confirmed that there are existing docks, but the owner's intention is not to have a single point of entry but at least a walking trail for homeowners to use, and docks for individual houses are not being considered.

Dan Barstow, of 99 Pine Point Road, Stow, commented that the lake has had issues with algae in this basin in particular, makes recommendation that the developer should offer to put in deed restrictions to protect the shoreline and prevent docks. Also noted that common access point is a good idea, maybe near lot 7.

Tina Groskowski, of Main Street and member of Green Hudson, commended that we cannot afford to cut down any more trees because of the climate crisis; she also asked how the homes will be heated, encouraging the use of electric. Also notes that mature trees should not be cut down and replaced with younger trees.

Freddie Dusseault, of 43 Hale Road, Stow and retired fire chief, asked for clarification on the SF limit for SB zoning. He also commented about the DPW regulation for 2 egress points, and likes the idea of a common access point for homeowners to use.



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David Siewierski of 178 Barton Road, Stow and President of the Lake Boone Association, would like phosphorous fertilizer banned from being used.

Tom Green, of 2 Gately Avenue and member of Green Hudson, comments that electric would be a good option given Hudson Light & Power electricity rates, and rebates to incentivize developers to install electric. Tom DiPersio stated that they would investigate the feasibility of all electric, and other clean energy systems for the homes in the subdivision.

Alyssa Jacobs, of 12 Lyman Avenue, commented that as a wetlands scientist by profession, she is concerned about the density of housing this close to the lake and resource areas; states that construction should be phased so erosion into lake doesn't happen; notes that a cluster development would be more appropriate here. Ms. Johnson and Mr. D'Amelio responded that a cluster development would be more impactful to the lake than what is being proposed, and that a cluster development would have required a common septic and condo structure, which the developer does not want.

Mr. Filippi comments that he is not in favor of 2 cul de sac's on one road, but is in favor of using electric for heating. Requests that they provide plans showing tree cover before and after construction, so the limit if clearing is better understood. Furthermore, Mr. Filippi stated that he opposed to any building within the 100-foot buffer.

Mr. Daigneault asked the developer if the price of the lots located on the waterfront would be higher than the other lots, to which the developer answered that they were still looking into the pricing of the lots in subdivision, and were unsure if the waterfront lots would be priced differently.

Mr. Massa seconded by Mr. Daigneault moved to continue the public hearing to the Board's scheduled meeting on July 19, 2022. 4-0-0. Unanimous.

Meeting Minutes – 6-7-2022

Mr. Daigneault seconded by Mr. Filippi moved to approve the minutes of 6/7/2022. 4-0-0.

Discussion of Intel Redevelopment meeting format

The Board discussed the meeting date for the Intel Redevelopment project, deciding that the meeting will be held on Tuesday, 8/16/2022 at 7 PM, and that the agenda for this date will be closed to other business. Mr. D'Amelio asked that prior to the Planning Board meeting, he would like to meet with Ms. Johnson, the Fire Chief and the Police Chief to discuss the project.

Adjournment

Mr. D'Amelio seconded by Mr. Filippi moved to adjourn the meeting at 8:54 PM. 4-0-0. Unanimous.

Cc: Town Clerk