



Town of Hudson

Planning Board

78 Main Street, Hudson, MA 01749
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Minutes of Meeting – July 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 hybrid participation, both in-person and remote via Zoom.

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

Continued Public Hearing – 136 Main Street

The applicant's representative requested to continue the public hearing to the Board's regularly scheduled meeting on September 6, 2022.

Mr. Daigneault seconded by Mr. Massa moved to approve the request to continue the public hearing to September 6, 2022. 5-0-0. Unanimous.

Continued Public Hearing – Old County Road Definitive Subdivision

The applicant's representative requested to continue the public hearing to the Board's regularly scheduled meeting on September 6, 2022.

Mr. Frias seconded by Mr. Daigneault moved to approve the request to continue the public hearing to September 6, 2022. 5-0-0. Unanimous.

New Public Hearing – 569 Main Street

Mark Santora of Mark Santora P.E. Inc. was present. Mr. D'Amelio noted that substantial information is still required for this filing, including a property survey signed by a licensed surveyor. Mr. Santora said that a ground survey had been done with the use of LIDAR. Mr. D'Amelio said that a signed and stamped plan was required. Mr. Santora said it was not because he was not subdividing the land. Mr. D'Amelio noted that a number of other



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requirements needed to be addressed, some of which are open space, accessible parking, possible one-way circulation, and snow storage tabulation and location.

Tom Green of the Hudson Ad-hoc Bicycle and Pedestrian Committee said that the back of the property abuts MBTA land that will be developed into a multi-use rail trail and expressed concern that insufficient drainage and poorly located snow storage for the project will result in erosion on to the trail.

Michael Fields, Trustee of 567 Main Street, expressed concern about flooding on his abutting property. Mr. Santora said that infiltration chambers will replace the existing detention ponds and that they will be able to handle the stormwater on the site. Mr. Fields said that the ponds fill up and catch basins overflow every few years. He also mentioned high vegetation on the property. Mr. Santora said that at the staff review meeting he had committed to the Conservation Commission that he would remove invasive species and replace them with native vegetation. Peer reviewer Michael Scott of Land Design Collaborative said that he was not aware of flooding concerns or overflowing catch basins and that he was waiting for data to complete his review of stormwater management. Mr. D'Amelio told the applicant that stormwater runoff must be contained on his property.

Mr. Filippi noted that zoning regulations require 35% open space on the site and that only 19% is proposed for the project. Mr. D'Amelio said the applicant was planning to reduce the parking area, increase the open space, and get a variance from the ZBA.

Mr. Filippi expressed concern about the ability of the septic system to handle the increased size and subsequent increased employee count at the site. He also asked to see the interior design and the elevations. Mr. Santori said the septic design would be forthcoming and that there would be interior design plans to support the parking and septic design.

Mr. D'Amelio moved to continue the hearing to September 20, 2022 at 7:00 PM, second by Mr. Frias, vote 5-0-0.

Appointment with Toll Brothers regarding potential amendment to the Retirement Community Overlay Zoning District

Shaun Nicholls of Toll Brothers and Mark Kablack, attorney representing Toll Brothers, were present. Mr. Nicholls asked for Planning Board support in modifying the Retirement Community Overlay District Zoning Bylaws. The current bylaw specifies that units must be no more than 2400 square feet of living area, with at least 66% of the living area on the first floor. Toll Brothers is proposing to add the phrase "excluding the floor area of any portion of a finished basement" to both of these requirements. The Building Commissioner has been including finished basements as living area; however, many units at Westridge and Sauta Farm already have finished basements and therefore exceed the 2400 square feet.



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Mr. Frias said the restriction may be due to concerns that an extra bedroom could be added in the basement. Mr. Nicholls said that all units are restricted to no more than 2 bedrooms and this would not change. Mr. Massa asked how many developments in Hudson would be impacted by this change. Mr. Kablack said only existing and future age-restricted developments would be impacted.

Ms. Johnson explained that Toll Brothers was asking the Planning Board to sponsor the Town Meeting article rather than having a petitioned article. She said that the current language was put in the Zoning Bylaws about 20 years ago but it had not been enforced until recently. A similar issue came up when a property owner in Westridge had a building permit to finish his basement denied.

Mr. Filippi asked if language could be added prohibiting the addition of a bedroom in the finished basement. Mr. Kablack said that the master deed for the condominiums already limits the number of bedrooms to two.

Tina Grosowsky stated that she was against the project because it used gas heating and did not meet HERS standards. Mr. Kablack said the development met all energy efficiency requirements.

Mr. D'Amelio said that the proposed article would need to be reviewed by Town Counsel, the Building Commissioner, and the Board of Health. The discussion will continue on August 2, 2022 if requested feedback has been received.

Meeting Minutes – 6-21-2022

Mr. Filippi requested that two items be added to the Old County Road hearing in the minutes from June 21, 2022: (1) The developer agreed to consider making the houses fully powered by electricity; (2) Mr. Filippi stated that he is not in favor of any development in the 100-foot Buffer Zone. Mr. Daigneault requested that it also be added that he asked if the selling price of the lakeside lots would be higher than the other lots and that the developer said he was not sure.

Adjournment

Mr. D'Amelio seconded by Mr. Filippi moved to adjourn the meeting at 8:10 PM. 5-0-0. Unanimous.

Cc: Town Clerk