



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 – August 30, 2022

The Hudson Planning Board met at the Hudson High School Auditorium, 69 Brigham Street, Hudson, MA 01749. The meeting was conducted fully in-person (no hybrid option) and was live broadcasted by HUD TV. A video recording of this meeting can be accessed by following this link: <https://livestream.com/accounts/1289376/events/10590400>

At 7:00 PM, Mr. D'Amelio, Chair, called the meeting to order. Pursuant to the directive of the Fire Chief, Chairman D'Amelio pointed out the location of auditorium exits and requested that in the event of an emergency, attendees need to leave the premises in an orderly fashion.

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

Board Members Absent: Rodney Frias (Recused)

Staff Kristina Johnson, AICP, Director of Planning and
Community Development
Applicant Team Mike Wurtsbaugh, Portman Industrial
Todd Morrey, P.E., Beals Associates
Elizabeth Peart, Howard Stein Hudson (Traffic)

Continued Public Hearing – Old County Road Definitive Subdivision

Chairman D'Amelio stated that the Planning Board had some housekeeping business to take care of before proceeding with the Intel redevelopment public hearing. He noted that the public hearing for the above-referenced project was last continued to September 6, 2022, the date of the Massachusetts State Primary and that by law no public hearings can transpire on that day.

Mr. Filippi seconded by Mr. Daigneault moved to continue the public hearing to September 20, 2022. 4-0-0. Unanimous.

Public Hearing – 75 Reed Road, Intel Redevelopment

Chairman D'Amelio opened the public hearing and directed the attendees' attention to the printed agenda that explained the order of operations for the public hearing. Chairman D'Amelio then turned the floor over to Kristina Johnson to provide some introductory remarks.

Ms. Johnson first thanked all participants for attending tonight's hearing and to everyone who submitted comments to the Planning Board. She noted that she read all correspondence that was submitted in advance of the public hearing.

Ms. Johnson then provided some background information regarding the redevelopment proposal. She noted that in 2021, Intel Massachusetts, LLC (Intel) put their property located at Reed Road on the market, as their manufacturing operations transitioned to other locations and the remaining workforce transitioned to a fully-remote work set up. She described how Intel conducted



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their own process to search for a developer to redevelop the site, and ultimately selected Portman Industrial as the site developer. To date, Ms. Johnson stated that Intel still owns the property at 75 Reed Road. Ms. Johnson underscored that the Town of Hudson did not have any role in the selection of the developer, or the type of redevelopment that should occur on the site, as this is private land transaction, and that the Town is not offering any tax incentives, or have been approached to entertain a Tax Increment Financing proposal, which would have to be approved by Town Meeting.

Mr. D'Amelio stated that the Planning Board received printouts of all the public comments that were received, and that they were furnished to the applicant and the Town's peer review consultant. He also showed the two documents: the Site Plan Review application and the Traffic Impact Study that were received and noted that they have both been reviewed by the Town staff and the 3rd party peer review consultants. The Chairman turned the floor over to the applicant to commence the presentation.

PROJECT PRESENTATION

Todd Morrey, Beals Associates provided some introductory remarks about the project, the project, team, and the review process with both the Town and the Commonwealth agencies via Massachusetts Environmental Policy Act (MEPA) process. Mr. Morrey underscored that this meeting tonight is the beginning of a process with the Town and Commonwealth to review the project and that there will be no decision rendered.

Mike Wurtsbaugh, Portman Industrial introduced himself and provided an overview of their portfolio of retail and industrial projects constructed by Portman across the Country including Atlanta, Georgia and Tacoma, Washington. Mr. Wurtsbaugh highlighted a local project being undertaken by Portman Industrial, which is the redevelopment of the former Silver City Galleria Mall in Taunton, MA. Mr. Wurtsbaugh concluded his remarks by stating that it is his desire to be good corporate citizens and to mitigate their fair share of project-related impacts

Todd Morrey continued with the presentation and provided an over of the proposed project, which will entail the demolition of the existing buildings and the development of a 1,284,640 square foot distribution warehouse facility with 190 loading bays, 447 employee parking spaces, and 540 trailer parking spaces. Mr. Morrey also explained the MEPA review process and outlined the State agencies who would be reviewing this project and/or issuing permit. Mr. Morrey discussed the elements of the site plan under the including drainage, stormwater management, site grading and noise attenuation, landscaping, fire protection, sewer capacity, and he discussed the operational elements of the proposed warehouse. Mr. Morrey concluded his remarks by showing some drone videos to highlight the view corridors from the proposed warehouse.

Elizabeth Peart, Howard Stein Hudson, provided an overview of the results of the Traffic Impact Study (TIA). Ms. Peart explained that the TIAS was prepared in accordance with the requirements of the Massachusetts Department of Transportation and the Executive Office of Environmental Affairs, and that the background data that underpins the study was provided by the Town. Ms. Peart also explained the methodology for how trip generation figures are calculated by the



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Institute of Traffic Engineers, and stated that the proposed project is anticipated to generate 1,466 daily vehicle trips and 770 truck trips, for a total of 2,236 daily trips.

PUBLIC TESTIMONY

The Planning Board heard over two hours of public testimony from residents speaking in opposition to the project. Below is the list of the individuals who spoke in opposition of the project

List of Speakers		
First Name	Last Name	Address
Marco	DeMartino	46 Stevens Road
Diane	Bemis	3A Autumn Drive
Susan	Lalli	11F Autumn Drive
Bob	Archaneglis	7 Hastings Road
Michael	McCormack	1f Rotherham Way
Tony	Caluffo	142 Forest Avenue
Alan	Goldsworth	9A Autumn Drive
Christopher	Yates	14 Causeway Street
James	Carvahlo	3D Autumn Drive
Robin	Shapiro	25 Reed Road (Director of Hudson Children's Center)
Mary	Walsh	25 Otsego Drive
Richard	DiBono	3f Strawberry Lane
Diane	Maillet	21 Cayuga Drive
Carl	Barnett	21 Otsego Drive
Robert	Thibault	60 Old Bolton Road
Martin	Padley	7 Barretts Road
James	Pianka	30 Marlborough Street
Lori	Rufino-Rutberg	33 Hastings Road
Sasha	Wood	22 Causeway Street
Boyd	Marques	128 Parmenter road
Brian	Smith	175 Brook Street
Stan	Weinberg	11 John Robinson Drive
Nancy	Piua	6G Strawberry Lane
Suze	Alfonso	130 Marlboro Street
Brian	Smith	117 Forest Avenue



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Testimony focused on the size and scope of the project, transportation impacts, air quality impacts, noise, quality of life for the adjacent over-55 communities and other surrounding areas, and noise.

Bulleted below is a summary of the comments to the Planning Board. More detailed public comments submitted to the Board can be found on the Town's Board Docs portal <http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CHBLX257D500> and screenshot of the public comments is enclosed with the minutes.

- The Planning Board should deny approval of the site plan for 75 Reed Road.
- The proposed size and scope of the project is far too big for the Town and will pose an impact to the quality of life to the adjacent over-55 communities and other surrounding areas.
- The proposed project will ruin the character of Hudson.
- The anticipated increase in truck traffic will create adverse air quality impacts with diesel emissions.
- The proposed loading docks face many of the abutters and will generate noise 24 hours per day/seven days per week.
- The Traffic Study methodology is flawed and the amount of truck trips is undercounted. The traffic Study did not use the correct ITE trip generation codes.
- The scope of the Traffic Impact Study should be expanded to include other intersections at nearby locations such as the Fort Meadow area.
- The roadway infrastructure cannot handle the increase in truck traffic from an operational and condition standpoint.
- Truck traffic will cause severe congestion and cause backups onto Technology Drive.
- Accidents on Interstate 495 will cause additional truck traffic on the local roadway
- The traffic study (and the overall project narrative) did not discuss the close proximity of the Hudson Children's Center.
- The residents of the over 55 communities are a vulnerable population and the anticipated increase in noise and emissions resulting from the increase in traffic will cause a detrimental impact.
- Air quality will deteriorate as a result of the increased truck traffic
- The Town of Hudson should have been involved when Intel put their property up for sale and the process for selecting a developer
- Why the Town would allow the development of two over-55 Communities in an industrially zoned area.



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- Noise resulting from tractor trailer operations will affect the quality of live of the adjacent communities.
- The size and scope of this project does not fit the definition of “reasonable”
- A warehouse operation will pose safety concerns with nearby schools and the adjacent children’s center.
- Residents of Westridge will not be able to safely navigate to and from their community with the increased truck traffic.
- The Town/Planning Board should hire outside legal counsel to assist with the review of the project.
- What were the conditions placed on the original approval by the Planning Board to develop the site at 75 Reed Road and whether they be carried forward to a future decision.

Ms. Johnson explained the process by which the over-55 communities at Quail Run and Westridge were zoned and developed. Chairman D’Amelio noted Town Meeting approves all zoning amendments and zoning changes and that there are more people attending this public hearing than approved the creation of the Retirement Community Overlay District.

Ms. Johnson also explained how conditions would transfer to a successor owner of the property through the site plan approval and a development agreement.

Chairman D’Amelio expressed his appreciation for everyone’s attendance and comments about the project, and stated this his eyes have been opened as a result of what he heard. He requested that the applicant’s consultant team stake out the four corners of the building in order to gauge the elevations and potential noise impacts.

Andrew Massa seconded by Darryl Filippi moved to continue the public hearing for 75 Reed Road to September 27, 2022 at 7PM at the Hudson High School Auditorium. 4-0-0. Unanimous

Chairman D’Amelio stated that no new abutters notices will be mailed out and that the continuance serves as the notice for the next hearing.



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9/27/22, 11:15 AM

Agenda - Town of Hudson, Massachusetts BoardDocs® LT Plus



Agenda Item Details

Meeting Aug 30, 2022 - Planning Board
Category 3. New Public Hearing -75 Reed Road
Subject 3.04 Project Comment Letters
Type

Letter from Quail Run Board of Governors.pdf (309 KB)	Quail Run Photo 1.pdf (140 KB)	
Quail Run Photo 2.pdf (188 KB)	Quail Run Photo 3.pdf (139 KB)	Quail Run Photo 4.pdf (168 KB)
Quail Run Photo 5.pdf (133 KB)	BC_Comment Letter.pdf (598 KB)	
JC_Comment letter.pdf (479 KB)	An Open Letter to the Intel Board of Directors_JH.docx (15 KB)	
CP_Comment Letter.pdf (524 KB)	JH_Comment Letter.pdf (345 KB)	
Letter to Planning Board Aug _James Carvahlo.doc (19 KB)		
Barbara Nollman_comment letter.docx (15 KB)		
Letter to Planning Board_James and Sue Lalli QR.docx (16 KB)		
Letter to Planning Board No Left Turn.doc (13 KB)	Intel Fence.jpg (8,306 KB)	
Backyard.2022.4.jpg (5,103 KB)	JC_No Left Turn Lane.pdf (491 KB)	
Reed Marlboro Intersection 4.JPG (52 KB)	Reed Marlboro Intersection 5.JPG (55 KB)	
Reed Marlboro Intersection 6 (1).JPG (65 KB)	Reed Marlboro Intersection 6.JPG (65 KB)	
Reed Road from Autumn.JPG (93 KB)	Reed Road from Westridge.JPG (65 KB)	
Right Turn from Fort Meadow into Marlboro.JPG (52 KB)	BC Comment Letter #2.pdf (441 KB)	
MS_Comment Letter.pdf (135 KB)	LW_Comment Letter.pdf (115 KB)	DC Letter.docx (21 KB)
DC Letter[1].docx (21 KB)	Quail Run_petition.pdf (2,262 KB)	HG_Comment Letter.pdf (336 KB)
Letter to Planning Board Good Neighbor.doc (18 KB)	Letter to Planning Board Traffic Impact.doc (17 KB)	
Letter to Planning Board Blasting.doc (26 KB)	PE_Comment Letter.pdf (401 KB)	

<https://go.boarddocs.com/ma/hudsonma/Board.nsf/Public>

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HM_Comment Letter.pdf (135 KB)	MF Marcello_Comment Letter.pdf (817 KB)
DM_Comment Letter.pdf (157 KB)	Diane Bemis_Comment Letter.pdf (227 KB)
Bucceri_Comment Letter.pdf (351 KB)	Kareen Shaw_Comment Letter.pdf (550 KB)
Durand_Comment Letter.pdf (345 KB)	Artisan Petition.4 001.jpg (229 KB)
Barbara Morgan_comment letter.pdf (112 KB)	carol suslowicz_Comment letter.pdf (319 KB)
Claire Kilcommons_comment letter.pdf (81 KB)	Diane Stronach_Comment Letter.pdf (207 KB)
Evelyn Spears_comment letter.pdf (97 KB)	Goldsworthy Letter to Planning Board.docx (21 KB)
isabel jewett_Comment letter.pdf (107 KB)	joanne frank_comment letter.pdf (399 KB)
Ken and Karen Hart_Comment Letter.pdf (112 KB)	marie kapalis_comment letter.pdf (152 KB)
Paul Bongiorno_Comment Letter.pdf (279 KB)	Quail Run petition add-on 001.jpg (475 KB)
Sally Mauro_Comment Letter.pdf (141 KB)	Sherry Schneller_Comment letter.pdf (242 KB)
Planning Board Letter_Jeffrey Coulson.jpg (942 KB)	220819Planning Board_Richard Lynde.docx (22 KB)
Alison Field Juma_OARS.pdf (1,051 KB)	Allison Frank_comment letter.pdf (911 KB)
Artisan Petition.1 001.jpg (547 KB)	Artisan Petition.2 001.jpg (400 KB)
Artisan Petition.3 001.jpg (447 KB)	ASFontana_Comment.pdf (64 KB)
Kathleen_Czerapowicz.pdf (103 KB)	Ron and Elizabeth Chiasson_comment letter.pdf (134 KB)
Quail_Run_Aerials-14 PB.jpg (1,216 KB)	Quail_Run_Aerials-13 PB.jpg (1,113 KB)
Quail_Run_Aerials-1 PB.jpg (768 KB)	August 22 PB Letter_David Simpson.docx (3,390 KB)
Debbie Stucchi_comment letter.pdf (335 KB)	Lynne Ishak_Comment letter.pdf (645 KB)
Rob Reid_comment letter.pdf (471 KB)	Jay Gunther_Comment Letter.pdf (338 KB)
Joanne Woodland_Comment Letter.pdf (349 KB)	wendy burke_comment letter.pdf (457 KB)
Mary Ann_Commnt letter.pdf (335 KB)	Nancy Puia_Comment Letter.pdf (501 KB)
Letter to Planning Bd Ambient Noise08222022.pdf (463 KB)	
Richard Dibuono_comment letter.pdf (487 KB)	Susan Buhall_Comment Letter.pdf (459 KB)
Claire Moschella_comments.pdf (337 KB)	Michael McCormack_Comment Letter.pdf (236 KB)

<https://go.boarddocs.com/ma/hudsonma/Board.nsf/Public>

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[Response to Ron Mueller Report_alan goldsworthy.docx \(22 KB\)](#)

[James Carvahlo_Letter to Planning Board Permit Approval.doc \(29 KB\)](#)

[3rd letter to Planning Board_Barbara Carvahlo.doc \(17 KB\)](#)

[Linda Driscoll_Comment letter.pdf \(339 KB\)](#)

[Note to Kristina Johnson 8 23 22 _Marco Demartino.docx \(14 KB\)](#)

[Patricia Ritter_waltrup_Comment letter.pdf \(472 KB\)](#)

[Steven Vorres_Comment Letter.pdf \(473 KB\)](#)

[Valerie_malinowski_comment letter.pdf \(417 KB\)](#)

[Austin Miller_Comment letter.pdf \(469 KB\)](#)

[Carol Miller_Comment Letter.pdf \(461 KB\)](#)

[Cythnia McDonald intel property letter to KJohnson.docx \(18 KB\)](#)

[Jaye Donato_comment letter.pdf \(538 KB\)](#)

[Kathy Middleton_comment letter.pdf \(334 KB\)](#)

[David Roberts_Comment Letter.pdf \(467 KB\)](#)

[SaveHudson_OnlinePetitionSignatures_8.23.22_347pm.pdf \(258 KB\)](#)

[Westridge Technical Memo to the Town.docx \(29 KB\)](#)

[Westridge Technical Memo to the Town.pdf \(149 KB\)](#)

[Letter to Hudson_Bryant White.pdf \(22 KB\)](#)

[Martin Padley_Comment letter.pdf \(339 KB\)](#)

[Patti Ruest_Comment letter.pdf \(446 KB\)](#)

[Petition_Stop the Warehouse_Diane Bemis.pdf \(7,704 KB\)](#)

[Westridge Conditions to the site plan.docx \(31 KB\)](#)

[Westridge -Intel Entrances.pdf \(954 KB\)](#)

[Westridge Petitions.pdf \(1,566 KB\)](#)

[Carlos Freeman_commenter letter.pdf \(469 KB\)](#)

[Carol Suslowicz_comment letter.pdf \(77 KB\)](#)

[Don and Jane Pugsley_letter.pdf \(87 KB\)](#)

[Shirley OConnell _Letter.pdf \(66 KB\)](#)

[Gyllstrom_Comment Letter.pdf \(346 KB\)](#)

[ReedRoadIntelPortmanProject_final.pdf \(289 KB\)](#)

[Karen Hartigan_letter.pdf \(814 KB\)](#)

[Scott Cohen_email comment.pdf \(178 KB\)](#)

[Theresa McNeice email comments.pdf \(278 KB\)](#)

[Planning Board Meeting.docx \(20 KB\)](#)

[lee jacobs_email comments.pdf \(336 KB\)](#)

[matt lattanzi_Email.pdf \(149 KB\)](#)

[Letter-Intel Site Development.pdf \(39 KB\)](#)

[planning_board_re_warehouse1_Rose.docx \(7 KB\)](#)

[warehouse_proposal_objection_Kristine T.docx \(15 KB\)](#)

[Duane Searles_Email.pdf \(465 KB\)](#)

<https://go.boarddocs.com/ma/hudsonma/Board.nsf/Public>

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[Helen Probst_Email comments.pdf \(524 KB\)](#)

[22-0164 Hudson Peer Review A.pdf \(173 KB\)](#)

[Intel Site Meeting Aug 30 2022.docx \(16 KB\)](#)



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