



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – May 4, 2021

The Hudson Planning Board met virtually on a Zoom platform pursuant to the Remote Participation statute consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

At 7:00 PM, Mr. Frias, Vice Chair called the meeting to order.

Present: Chair, Robert D'Amelio Vice Chair, Rodney Frias; David Daigneault; Dirk Underwood; Darryl Filippi

Staff: Kristina Johnson Acting Director of Planning and Community Development

Chairman D'Amelio stated the following: ***This Open Meeting of Hudson Planning Board is being conducted remotely, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."***

Appointment – Kathy Adams and TSC Delivery LLC 7 Kane Industrial Drive

TSC Delivery is pre-approved to pursue a license from the Cannabis Control Commission to operate a marijuana delivery service located at an existing warehouse facility at 7 Kane Industrial Drive. A legal opinion has been furnished stating that delivery operations are allowed under the current Zoning By-laws within the Marijuana Industrial Overlay District (MIOD) provided that the applicant receive approvals from the Planning Board (site plan review), Board of Health, and the Zoning Board of Appeals (Special Permit).

Planning Board members did not express any concerns regarding the use of the building at 7 for a cannabis delivery service. Furthermore, Planning Board members agreed that site plan review should be waived in this instance, as the use of the building will not involve any exterior alterations or expansion of the parking facility.

David Daigneault seconded by Chairman D'Amelio moved to grant the waiver of site plan review to TSC Delivery LLC for 7 Kane Industrial Drive. 5-0-0. Unanimous

One Bonazzolli Avenue- Confirmatory Vote

Ms. Johnson explained to the Board that on July 24, 2020, the Planning Board approved the definitive subdivision plan, and at that time, the name of the ownership entity was HCM Realty LLC. This plan was never recorded at the Middlesex Registry in Deeds (Registry), as a new ownership entity was in the process of being formed and incorporated. To reflect the change in the ownership entity from HCM Realty LLC to HMF Realty LLC, the applicant's attorney had requested that the definitive plan be updated with the new ownership entity, re-endorsed by



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the Planning Board, and then recorded at the Registry, which was done this past March. Ms. Johnson explained that the action tonight is simply a confirmatory vote to complete the administrative record.

Bryan Johannes, Fire Chief inquired if there would be a chance for the Departments to review the site plans. Ms. Johnson explained that pursuant to the Site Plan Review approval, a preconstruction meeting would need to take place prior to the applicant filing for a building permit. She noted that she would be reaching out within the next week to set up an on-site meeting.

Chairman D'Amelio seconded by David Daigneault moved to confirm the prior definitive subdivision and site plan review decisions of the Planning Board. 3-0-0 (Vice Chair Frias and Daryll Filippi not voting)

Appointment – Toll Brothers to Discuss Countryside Estates

Dirk Underwood and Daryll Filippi recused themselves from this discussion

Scott Micelle and Shawn Nuckolls from Toll Brothers introduced themselves to the Board and explained that wanted to come before the Board informally to discuss the Countryside Estates project. Chairman D'Amelio stated that the Board is hesitant to hear anything regarding future modifications and commit to any future decisions. Mr. Nuckolls reiterated that he is not the landowner and indicated that he does not expect the Board commit to any actions during the appointment. Mr. Nuckolls proceeded with a brief overview of some potential concepts for the Countryside Estates that they may be looking to advance in the future should Toll Brothers take ownership of the property.

The Board did not offer feedback or take any action.

Minutes – April 6, 2021

Daryll Filippi seconded by David Daigneault moved to approve the meeting minutes of April 6, 2021. By roll call vote: 4-0-1. ***Chairman D'Amelio abstaining as he was not in attendance.***

Adjournment

Chairman D'Amelio seconded by Vice Chair Frias moved to adjourn the meeting at 7:30 PM. By roll call vote: 5-0-0. Unanimous

Cc: Town Clerk