



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 – September 27, 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/10622247/videos/233089581>

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:
Special Legal Counsel
Staff

Rodney Frias (Recused)
Mark Bobrowski
Kristina Johnson, AICP, Director of Planning and
Community Development
Mike Wurtsbaugh, Portman Industrial
Todd Morrey, P.E., Beals Associates
Elizabeth Peart, Howard Stein Hudson (Traffic)

Applicant Team

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 Mark Bobrowski, Special Legal Counsel who has been hired to assist the Town of Hudson and the Planning Board with the review of this project.

Special Counsel Mark Bobrowski explained that Site Plan Review is not mentioned in the state zoning act. Typically it is attached to the municipal permitting process either for special permit review, or review of "as-of-right" uses. The intention is to shape the use to make it best fit into the community. Site Plan Review is for regulation of use, not its prohibition. The Planning Board can deny an incomplete application or can impose "reasonable" conditions. The Board can deny a project if it is so injurious to the public welfare that it can't be conditioned to fit; however, there has not been a single case where the courts have upheld such a denial. Furthermore, the Board cannot load up conditions to make it tantamount to a denial. If the Board denies a project that is allowable by right, the court will grant approval with no conditions. Mr. Bobrowski concluded that the most important thing is for the Board to work with its experts to make the best conditions, and explained that this will be done in a series of workshops.

Traffic engineer Kirsten Braun, representing peer reviewer Ron Mueller, reported that the major issue they were working on was trip generation, and that they recommended using a higher trip generating land use than the applicant had used.



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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

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.



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Bulleted below is a summary of the comments to the Planning Board. More detailed public comments submitted to the Board in advance of the September 27, 2022 public hearing can be found on the Town's Board Docs portal

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CHVGZY464814>

- A petition against the project has over 1500 signatures.
- The traffic study should consider school bus schedules for Forest Avenue Elementary and the Assabet Valley Regional Technical High School, as well as the impact on parents driving to all Hudson and Marlborough schools.
- The Town should consider increased demand on the Fire Department, Police, and DPW.
- The increase in traffic will impact the Downtown businesses, deterring visitors from coming for lunch or shopping.
- GPS will route trucks throughout town, impacting residential neighborhoods and the Downtown.
- We need to know the actual intended use for the facility. If it is a cross dock facility or last mile facility, it will generate more traffic than a standard warehouse.
- The traffic study needs to be shared with the public.
- Has traffic generated by contract workers been included in the study?
- Will land be taken by eminent domain to widen roads to accommodate traffic for this facility?
- Families of young children at the Hudson Childcare Center, CHAPS, and Forest Road Elementary School will be impacted.
- How will the Town force trucks to keep to defined routes?
- There will be safety issues for people traveling on Technology Drive.
- Additional intersections need to be taken into consideration for the traffic study. In particular: Marlborough Road at the Fort Meadow Drive intersection and Marlborough Road at the Causeway Street intersection which already are problem spots. In addition the intersection of Main Street and Forest Avenue, and Marlborough Road and Reed Road should be studied.
- Traffic engineers should consult with residents who live near impacted intersections about existing traffic issues.
- How can the developer guarantee that Amazon will not be the tenant?
- There is no continuous sidewalk from Marlborough Street to Reed Road or from Forestdale Avenue to Broad Street.
- Studies should be done on a number of safety issues. Multiple comments pointed out the danger of making a left turn out of Westridge Road.
- Access to 290, 85 and 495 will be impacted.
- Mitigation should include additional sidewalks and road safety audits.
- A traffic light should be required at the driveway to the site on Technology Drive.
- The traffic study underestimates traffic.
- An engineering study should be done to determine if the roads can handle the large volume of truck traffic.



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- If a Special Permit was granted to Intel in 1999, its conditions should carry forward to the new project.
- Emergency vehicles will not be able to reach residents in the over-55 communities in a timely manner.
- Unsafe truck drivers may be hired by smaller companies and can cause accidents in the community.

Chair Robert D'Amelio remarked that the traffic study was available to the public, and they would work on making it easier to find. It has not been accepted by the Town and number of additional intersections are being studied. He emphasized that it was very important to agree on the number of trips generated, because everything else – traffic, noise, parking, pollution - was dependent on this number. This is the reason that traffic is being discussed first, and the purpose of the workshops is to work with the experts to try to come to agreement on this number.

Special Counsel Mark Bobrowski explained that the workshops are not Public Meetings, since there will not be a quorum of the Planning Board and there will be no deliberation or decision making. Results of the workshops will be reported afterwards.

David Daigneault asked if the study of the number of vehicles took into account the fact that trucks are the size of multiple cars, and are much heavier and slower. Kirsten Braun said that the analysis did reflect this. Mr. Daigneault also said that Route 85C (Hudson Street) also needs to be included in the traffic study, and suggested that residents contact their state representative about their concerns.

Darryl Filippi said that the International Building Code mandated 500 square feet per occupant for parking and that the developer had allocated 1000 square feet per occupant. He asked the developer to revisit the size of the employee parking spots.

Andrew Massa remarked that the current zoning of the site had been approved by residents at Town Meeting, and that the Over-55 Overlay District within this zone had also been approved by residents at Town Meeting. He said that the current issue with the zoning of this site could largely be blamed on lax citizen involvement, and that more residents should participate in Town Meeting.

Darryl Filippi seconded by David Daigneault moved to continue the public hearing to October 12, 2022 at 7:00 PM. 4-0-0. Unanimous.

Darryl Filippi seconded by Rober D'Amelio moved to adjourn the meeting. 4-0-0. Unanimous. The meeting was adjourned at 9:05 PM.



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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 \(465 KB\)](#)

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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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