



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 2, 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

David Daigneault
Darryl Filippi
Andrew Massa

Board Members Absent: Rodney Frias, Vice Chair

Staff Members Participating: Kristina Johnson, AICP, Director

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. Mr. D'Amelio noted the three items on the agenda for the meeting.

Appointment with Toll Brothers- Retirement Overlay District

Mr. D'Amelio inquired whether the representatives for Toll Brothers had seen the legal opinion from Town Counsel, and wanted understand correctly the quotation made by Shawn Nuckles in the Community Advocate article regarding finished basements . Mr. D'Amelio noted that the Town of Hudson Retirement Overlay District has regulated the square footage of the living area within the individual houses but has never allowed since its inception the ability to finish a basement. Mr. D'Amelio further noted that it was his understanding that the Building Commissioner was not picking and choosing which homeowners could finish their basements, and that a homeowner filed a building permit which prompted a denial. Mr. D'Amelio concluded by stating the Town Counsel his opinion on this matter is advising the Planning Board to not act on the request to sponsor an amendment to the Retirement Overlay District, and noted his agreement with this course of action. Mr. Daigneault, Mr. Filippi, and Mr. Massa all concurred with Mr. D'Amelio and the opinion of Town Counsel to not take any action on this request.

Ms. Johnson noted that the opinion furnished by Town Counsel to the Planning Board was issued under attorney client privilege.

Mr. Nuckles stated that no one from the Community Advocate had ever contacted him and that the quote was accurate, but was presented out of context in the actually article. It was noted by the Planning Board Chair that the Community Advocate reporters oftentimes just watch the video



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without attending the meeting.

The Planning Board took no action on sponsoring an Town Meeting article to amend the Retirement Overlay District.

Indian Farms Subdivision- Request for Five (5) Lot Releases

Chairman D'Amelio noted that location of the Indian Farms Subdivision and stated that the developer is looking for a release of five (5) lots. Furthermore, Chairman D'Amelio stated that the next request for a three-four (3-4) lot releases will necessitate the issuance of bond.

David Daignealt expressed concerns about the timeliness of the completion of subdivision work, and that construction vehicles and cars traveling the roadway could compromise the condition. Mr. Daignealt stated that he does not want the Planning Board to be in the same predicament as the Brigham Estates subdivision.

Mr. Massa inquired if there is a tradition where the Planning Board at a certain percentage of completion would require the issuance of a bond. Chairman D'Amelio stated that it is typically at 50% completion, as the Planning Board does not like holding lots as security.

Mr. Daignealt seconded by Mr. Massa moved to approve the release of five (5) lots with the understanding that the developer will have to obtain a bond for any subsequent lot releases. 4-0-0. Unanimous

Meeting Minutes – 6-21-2022

Mr. Filippi seconded by Mr. Daignealt to accept the meeting minutes of June 21, 2022 as amended. 4-0-0. Unanimous

Adjournment

Mr. D'Amelio seconded by Mr. Filippi moved to adjourn the meeting at 7:23 PM. 4-0-0. Unanimous.

Cc: Town Clerk