



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 – October 18, 2022

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 of Planning

Public Hearing Old County Road Definitive Subdivision

Chairman D'Amelio reconvened the public hearing for Old County Road subdivision and directed the applicant, Mr. Brian Jacobs and the site engineer, Mr. Tom DiPersio to give an update on the subdivision plans.

Mr. DiPersio reminded the Board that at the previous meeting there was a discussion regarding the common driveway for three (3) houses and waiving the construction of the cul-de-sac, and noted that Mr. Jacobs spoke to the Fire Chief who reiterated his strong opposition to waiving the construction of the cul-de-sac. Mr. DiPersio noted that he has not made any adjustments to the definitive subdivision plan, as this issue was not fully resolved at the last meeting.

Mr. Jacobs noted that the language within the restrictive covenant has been finalized, and both his attorney and our Town Counsel have been working together to finalize the language. He further emphasized his belief that the language within the restrictive covenant is what was discussed with the Conservation Commission. Chairman D'Amelio recommended obtaining any final feedback from the Conservation Commission and a final review and sign-off from Town Counsel.

Chairman D'Amelio stated his thoughts regarding having three houses on a common driveway and solicited feedback from the other Board members. Chairman D'Amelio and Mr. Daigneault expressed serious concerns about setting a precedent for future subdivision, as this proposal would be a deviation from the Board's standard practice of only allowing shared driveways for two lots.

Dan Barstow, Chair of the Lake Boone Commission expressed his appreciation for the collaboration between the developer, Planning Board, Conservation Commission, and the Lake Boone Commission to protect the environmental assets of the Lake. Mr. Barstow acknowledged his satisfaction with the intent of the language in the restrictive covenants, and understands why



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docks are not included in the language. Mr. Barstow concluded his remarks by stating that the Lake Boone Commission will welcome the new residents with open arms and have them become part of the Commission to further protect the environmental assets of the Lake.

Mr. Filippi weighed in regarding the three lots on one driveway design proposal, and concurred with the other members that this would set a poor precedence in the future. Furthermore, Mr. Filippi expressed concerns regarding the current design and layout of the lots and the driveway, and indicated there would be ways the site engineer could make the layout more aesthetically pleasing.

Jimmy Martin, Chair of the Conservation Commission reinforced the Commission's desire to protect the environmental assets of this site, and any reduction in the amount of impervious surface would help with this goal. Mr. Martin stated that he understands the position of the Fire Chief and the Planning Board to support his desire to have a second cul-de-sac.

Mr. Massa seconded by Mr. Daigneault moved to close the public hearing for the Old County Road Definitive Subdivision. 4-0-0 Unanimous.

Chairman D'Amelio directed Ms. Johnson to prepare a draft order of conditions.

17A School Street

Chairman D'Amelio reconvened the public hearing for 17 A School Street. Chairman D'Amelio noted that he inspected the existing light fixture and stated that there is plenty of light, and asked the Board if they had reviewed the draft order of conditions prepared by Ms. Johnson. Members did not have any further discussion regarding the project. Mr. Filippi did request that the condition regarding the days and hours for construction be clear that regarding the days of the week for construction are Monday through Saturday.

Chairman D'Amelio seconded by Mr. Filippi to approve the site plan for 17A School Street with the standard and special conditions and the requested modification to condition #3 regarding the hours and days of the week for construction. 4-0-0. Unanimous

17ASchool Street

Chairman D'Amelio reconvened the public hearing for 17 School Street and noted that the applicant will need to obtain a Special Permit and a Variance from the Zoning Board of Appeals for the proposed project. Ms. Johnson stated that within the draft decision she outlined the required action required by the Zoning Board of Appeals and the applicable section in the Hudson Zoning by-laws.



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Mr. Filippi requested the same clarification to condition #3 regarding the construction hours and days of the week, and requested for this project that the construction work not commence on Saturdays until 8:30 AM.

Chairman D'Amelio seconded by Mr. Massa moved to approve the site plan for 17 School Street with the standard and special conditions, and the requested modifications to condition #3 regarding the hours and days of the week for construction. 4-0-0. Unanimous.

Appointment 4 Fox Road

Christopher Sprague, site engineer with William and Sparages Engineering presented an overview of the proposed plan to use a portion of the property at 4 FOx Road for additional bus storage for NRT Transportation. Mr. Sprague noted that joining him is John McCarthy from NRT Transit, and that Mr. McCarthy purchased the property at 4 Fox Road in 2014 when he was before the Planning Board. Mr. Sprague stated that the Planning Board at that time granted Mr. McCarthy a waiver for site plan review. Mr. Sprague stated the property would be a bus storage area, as Mr. McCarthy operates NRT Transportation, which has about 200 buses registered in the Town. He further stated that Mr. McCarthy experienced a situation during COVID when they had to take all their buses back to their home bases and realize that they didn't have enough parking storage spots at the various facilities to store these buses at number up to 350.

Planning Board members discussed the proposal and reached a conclusion that the best course of action is for NRT Transportation to file for site plan review approval. All agreed that there needs to be a formal public hearing process to vet the issues related to clearing the site, increased traffic with more busses, and to give the abutters an opportunity to ask questions or voice concerns. Ms. Johnson briefing explained to Mr. McCarthy the filing and review process for site plans.

No further action was taken on this item.

Meeting Minutes – 8-30-2022 and 9-20-2022

Mr. Filippi seconded by Mr. Massa moved to approve to the meeting minutes of the August 30, 2022 meeting minutes. 4-0-0. Unanimous

Chairman D'Amelio seconded by Mr. Filippi moved to approve the meeting minutes of the September 20, 2022. 4-0-0. Unanimous.

Adjournment

Mr. D'Amelio seconded by Mr. Filippi moved to adjourn the meeting at 8:15 PM. 4-0-0. Unanimous.



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Cc: Town Clerk