



# Town of Hudson

## Planning Board

78 Main Street, Hudson, MA 01749  
Tel: (978)562-2989 Fax: (978)568-9641  
Email: [kjohnson@townofhudson.org](mailto:kjohnson@townofhudson.org)

### Minutes of Meeting – October 12, 2022

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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/10637471>

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 and Peer Review Consultant Kristina Johnson, AICP, Director of Planning and Community Development

Applicant Team Mike Scott, P.E. Land Design Collaborative  
Mike Wurtsbaugh, Portman Industrial  
Todd Morrey, P.E., Beals Associates  
Elizabeth Peart, Howard Stein Hudson (Traffic)

### 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 Michael Scott, Land Design Collaborative, the Planning Board's third-party civil engineer.

Mr. Scott introduced himself and provided an overview of his role in this process and how his firm assists the review of site plans for the Planning Board and the Town. He explained how reviews the site plans in relation to the Zoning By-laws and the Site Plan Regulations, and will highlight any conflicts or non-compliance with required provisions. He further mentioned that when specific civil engineering design standards are not referenced in the Zoning by-laws, he reviews compliance with Massachusetts DEP Stormwater standards, which is required by the Director of Public Works, the roadway design standard recommended by the American Association of Highway Transportation Officials, and EPA requirements with respect to pollution prevention before and during construction of a project.

Mr. Scott discussed the specific aspects of his review of the originally submitted site plans and the subsequent revision, which entailed careful review of the stormwater calculation methods, the lighting, and landscaping. With respect to the project lighting, he noted that his review of the photometric plan, indicates that the proposed lighting and the height of its installation, complies



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with the site plan review regulations. And finally, Mr. Scott stated that the water and sewer capacity was analyzed by the Department of Public Works staff who concluded that there will be less water and sewer usage associated with the proposed redevelopment than the previous Intel manufacturing operation.

Chairman D'Amelio thanked Mr. Scott for his technical overview of the site civil aspects of the project, and noted that civil engineering issues will be easier to resolve than the traffic, noise and air quality impacts related to the proposed redevelopment. review is easier than the traffic, noise, and air pollution.

### **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
David	Simpson	6B Autumn Drive
Tony	Caluffo	142 Forest Avenue
Alan	Goldsworthy	9A Autumn Drive
Barbara	Carvahlo	3D Autumn Drive
James	Carvahlo	3D Autumn Drive
Robin	Shapiro	25 Reed Road (Director of Hudson Children's Center)
Mary Anne	Walsh	25 Otsego Drive
John	Daniel	7 Townsend Road
Faith	Marcello	Autumn Drive
Cynthia	McDonald	27 Stevens Road
Seth	Bernier	Curley Drive

Testimony focused on the size and scope of the project, transportation impacts, air quality impacts, noise, drainage and stormwater impacts, and general 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 in advance of the October 12, 2022 public hearing can be found on the Town's Board Docs portal.

- Spillover of the property lighting into the adjacent properties



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- Planning Board should require from Portman before site approval, several **cross-sectional drawings** of the proposed warehouse structure and site. Plan drawings are good for indicating how large the footprint of the structure is and how and what is located where. The **many** sheets of site drawings submitted for tonight's meeting give elevations, locations of retaining walls and roadways, slopes of grass and riprap. Some people can piece these many sheets together and 'see' what the project is like.
- Concerns about adequate snow storage on site and the temporary solid waste disposal system
- The location of the proposed walking trail is on a Westridge easement.
- Concerns about the demolition and blasting process and impact on the adjacent neighborhoods. Chairman D'Amelio stated that the Fire Chief manages and directs all blasting operations, which have to follow rules and requirements issued
- Concerns about contaminated materials resulting from the demolition and blasting, and the impacts of this activity to the Hudson Children's Center.
- The proposed redevelopment will exacerbate flooding on Marlborough Street and within the Westridge development and cause basements to flood more frequently.
- Concerns that the redevelopment is not exploring clean energy systems and relying on natural gas for its energy source.
- The amount of impervious surface associated with the project will increase the amount of stormwater runoff.
- Request that a summary of the working group meetings be provided in advance of the public hearings.

Chairman D'Amelio concluded the meeting by stating that Planning Board is working to get answers to all of the questions and concerns raised throughout the public process, and that Ms. Johnson is in the process of compiling all of the comments into a matrix.

Chairman D'Amelio seconded by Darryl Filippi moved to continue the public hearing to November 15, 2022 at 7:00 PM. 4-0-0. Unanimous.

Darryl Filippi seconded by Chairman D'Amelio moved to adjourn the meeting. 4-0-0. Unanimous. The meeting was adjourned at 8:52 PM.



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#### Agenda Item Details

Meeting Oct 12, 2022 - Planning Board Meeting Intel Redevelopment  
Category Meeting Information  
Subject New Agenda Item  
Type

Meeting will be held at the Hudson High School Auditorium at 7PM, 69 Brigham Street

- [Robert Benson\\_Traffic.pdf \(80 KB\)](#)
- [Valerie Malinowski.pdf \(113 KB\)](#)
- [Construction Deliveries by Helicopter 9\\_30\\_22.doc \(918 KB\)](#)
- [Dust Control during demolition and construction 10-5-22 \(1\).doc \(1,468 KB\)](#)
- [Dust Control during demolition and construction 10-5-22.doc \(1,468 KB\)](#)
- [School and day care traffic issues.doc \(13 KB\)](#)
- [Truck drivers need facilities at a warehouse.doc \(19 KB\)](#)
- [Restrict Perchlorate Use In Blasting 10\\_3\\_22.doc \(24 KB\)](#)
- [Natural Gas at 75 Reed Road 9\\_30\\_22.doc \(282 KB\)](#)
- [Cement Mixer Trucks at 75 Reed Road 9\\_30\\_22.doc \(574 KB\)](#)
- [Large Scale Battery Energy Storage - 75 Reed Road 9\\_30\\_22.doc \(882 KB\)](#)
- [Technology Drive Merge Lane to 75 Reed Road 9\\_30\\_22.doc \(2,592 KB\)](#)
- [Technology Drive Soccer Field - 75 Reed Road 9\\_30\\_22.doc \(1,895 KB\)](#)
- [Hazardous Material Storage - 75 Reed Road.doc \(1,257 KB\)](#)
- [Truck Snow Removal Station - 75 Reed Road.doc \(455 KB\)](#)
- [Reduce Diesel Pollution - Demolition Site Prep and Construction.doc \(27 KB\)](#)
- [First Things Demolition Site Prep Construction.doc \(114 KB\)](#)
- [SAVE HUDSON MA! Planning Board Letter 10 12 22 .docx \(106 KB\)](#)
- [Restrict Site Preparation Materials - 75 Reed Road.doc \(16 KB\)](#)
- [Questions for 10-13 PB Meeting.doc \(28 KB\)](#)
- [Risk Assessment of Unknown Warehouse Contents 10 11 22.docx \(1,325 KB\)](#)
- [ASFontana\\_TrafficComment.pdf \(59 KB\)](#)