



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – August 17, 2021

The Hudson Planning Board met in-person in the Town Hall Auditorium, 78 Main Street, Hudson, MA 01749.

At 7:00 PM, Mr. D'Amelio Chair called the meeting to order.

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

Staff: Kristina Johnson, AICP, Director of Planning and Community Development
Bryan Johannes, Fire Chief

Public Hearing— 37 Pope Street Site Plan Review (continued)

Stephen Poole, site engineer, presented an overview of the update site plans, in particular he discussed the area of the shared easements and the proposed elevations associated with the proposed redevelopment. Mr. Poole explained that the proposed plan is to demolish the existing house and develop eight rental units, three of which will have parking underneath via car ports. Approximately 50% of the required snow storage can be accommodated on site, and the remainder will be taken offsite. Also, he noted that the proposed dumpster will be removed and each unit will be supplied with individual trash/recycle containers. Mr. Filippi encouraged Mr. Poole to check with the Building Commissioner regarding the placement of the trash containers blocking ingress to the property and the individual units.

Chairman D'Amelio inquired why there was not independent domestic and fire service water lines serving the house, to which Mr. Poole responded that the Department of Public Works is not requiring independent lines. Additionally, Ms. Johnson noted that at a department heads meeting, the Director of Public Works was satisfied with the proposal.

Board members expressed concerns about the layout of the units, the lack of on-site parking, and the lack of space for snow removal.

Attorney Michael Brangwynne of Fletcher Tilton PC asked to address the Board regarding the petition, noting the potential for leveling the grass embankment that is Town owned property. Ms. Johnson confirms that the request will need to be vetted by Town staff to ensure there are no impacts to Railroad Avenue. Counsel Brangwynne also addressed parking concerns, noting that parking is provided for 5 of the 8 units, and that the remaining 3 units may utilize public parking, and that they are looking into options for off-site parking. He also notes that while the easement will be improved, they are not preventing the legal rights of neighbors.

Bryan Johannes, Fire Chief stated that he was contacted by the property owners at 35 Pope Street regarding fire protection measures being put in place. Chief Johannes explained that the Fire Department will be reviewing all fire protection plans, and that the buildings will be required to be sprinkled.



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Mr. Chase, resident and property owner, expressed concerns relative to parking, specifically overnight parking and parking during snow bans. Ms. Jan Chase, resident and property owner expressed her concerns about the proposed development at 37 Pope Street. She outlined concerns relative to on-site parking, fire protection, snow removal, traffic on Pope Street, and the potential disturbance of her side of the shared driveway. Mr. Poole stated that sprinklers will be required and that gas meters will be protected with bollards.

Michael Scott, Planning Board peer review engineer, expressed concerns that the parking for the interior end unit is not accessible based on the turning radius templates reviewed. He also raised questions about ADA accessibility requirements. The Board asked for clarification on what ADA accommodations, if any, are proposed. Mr. Scott also asked if the proposed driveway width would require Zoning Board of Appeals approval.

Chairman D'Amelio seconded by Dirk Underwood moved to continue the public hearing for 37 Pope Street until Tuesday, August 17, 2021. 5-0-0. Unanimous.

Town Counsel Opinion- Endorsement of ANR Plans ANR

Ms. Johnson presented an overview of a legal opinion furnished by Town Counsel relative to the endorsement of ANR plans. Ms. Johnson explained that Town Counsel is strongly urging the Planning Board to resume endorsing ANR plans, as constructive approvals can cause confusion about the statutory timeclock. Chairman D'Amelio underscored that the Board is only endorsing the ANR plan would not be stating that the lot is buildable. The Board agreed to endorse ANR plans moving forward.

No vote was taken.

Meeting Minutes- 6-15-2021 and 7-20-2021

Chairman D'Amelio seconded by David Daigneault moved to approve the meeting minutes of 6-15-2021 and 7-20-21. 5-0-0. Unanimous.

Adjournment

Chairman D'Amelio seconded by David Daigneault moved to adjourn the meeting at 8:40 PM. 5-0-0. Unanimous.