



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – September 7, 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

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

Chairman D'Amelio read aloud a letter from Attorney Christopher Yates requesting a continuance of the public hearing for 37 Pope Street until Tuesday, September 21, 2021 at 7PM. Chairman D'Amelio requested a motion to approve the continuance.

Vice Chair Frias seconded by Mr. Filippi moved to continue the public hearing for 37 Pope Street until September 21, 2021 at 7PM. 5-0-0. Unanimous.

ANR Endorsement- Magistri Parcel, River Road and Dudley Road

Present: Wayne Belec, Land Design Collaborative

Mr. Belec provided an overview of the ANR Plan, which showed that the proposed lots all meet the required frontage and do not constitute a subdivision.

Chairman D'Amelio seconded by David Daigneault moved to endorse the ANR plan for River Road and Dudley Road. 5-0-0. Unanimous.

Request for an Extension- Brigham Hill Estates III Phase III – Request for Extension of Phase III

Present: Linda Fossile, Ashbury Realty Trust, LLC
Attorney Michael Norris

Attorney Norris provided background on the project, which had previously been granted a 9-month extension in November 2020. He stated that the applicant has made progress on the project, which now has almost all homes of this phase under agreement. The applicant now seeks a one-year extension to finish the project. The delay in the project is due to the topography (ledge) of the site, weather conditions and Covid. Chairman D'Amelio asked for clarification regarding when the roadway would be built. Attorney Norris explained that the roadway would be built by the end of the year, and that the applicant did not want the ongoing construction to ruin the new road. The board discussed the amount of blasting and foundation work that needs to be done, and if the proposed timeline was realistic. Ms. Johnson noted that for the road to be accepted at Spring Town Meeting, the road would need to be constructed by the end of February.



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Mr. Frias stated that the board has received complaints from neighbors and asked if the remaining three foundations will be constructed this year, to which Ms. Fossile replied they would.

Mr. Daigneault expressed concern granting this extension because other extensions have been granted in the past. The Board discussed the various delays to the project over the years.

The Board asked for comments from the audience. One neighbor from 18 Forbes Road commented on the condition of Forbes Road, specifically noting the volume on construction vehicles hauling processed material from the site over the past two months. The Board discussed whether the existing bond could be used to pay for the repair of the now Town owned streets of Forbes Road and Chadwick Road that have been damaged during the last phase of construction, and directed Ms. Johnson to confer with Town Counsel.

A member of the public asked what will happen if the roadway is never built and commented on the number of trucks going to and from the site. Mr. Frias explained that the board is trying to ensure that the road gets built and to ensure the life of the road is not negatively impacted by the volume of trucks using the road. Chairman D'Amelio noted that the Planning Board only has purview over the ROW infrastructure and utilities, not necessarily the house lots which is the purview of the Building Commissioner. He also noted that it's hard to construct streets when there are still house lots to be built.

Mr. Filippi stated that once the foundations are in and the ledge is removed from the site, then discussing a reduction in bond would be an easier discussion. The board discussed if they can place conditions on the extension, including no trucking in or out of the site past January 1, 2022 and no trucking on Saturday or Sunday.

Chairman D'Amelio asked the board for comments. Mr. Daigneault commented that he was not in favor of the extension and asked why the board wants to limit the times that work can occur on the site. The Board discussed the possible impact of this and decided against limiting when work can be done.

Motion to grant extension to December 21, 2021 – all earthwork, foundations, trucking removal of ledge/fill and remaining infrastructure elements shall be complete by this date.

Mr. Underwood seconded by Mr. Filippi moved to approve the request for an extension to December 21, 2021. 4-1-0.

Request for Bond Reduction, Brigham Hill Estates III, Phase 2 and Brigham Hill Estates III, Phase 3

The Board held off on this request, as it must be approved by the Department of Public Works, and it has not. The Board also wanted clarification from Town Counsel regarding the use of bond funds to repair now Town-owned roads that were directly impacted by the construction activities and development of the subdivision.

Meeting Minutes- 8-17-2021

The meeting minutes were held until the next regularly scheduled meeting. 5-0-0. Unanimous.



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Adjournment

Chairman D'Amelio seconded by David Daigneault moved to adjourn the meeting at 9:00 PM. 5-0-0. Unanimous.