



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – September 21, 2021

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 remote participation.

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, Amanda Molina Dumas, Assistant Planner

Chairman 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 remote participation. The meeting is being recorded and all votes will be via a roll call vote.

Seven South LLC – Request to extend Planning Board Site Plan Approval Decision for 7 South Street (item taken first at meeting)

Present: Chuck Randall, Randall Properties

Mr. Randall provided an overview of the request and background on the permitting for the project, noting that the plans have not changed since they were finalized in 2019. The board asked for clarification on when the project would begin and end. Mr. Randall stated that they hope to start in Spring 2022 with a project period of 15-18 months, and estimate 2 years before certificates of occupancy can be issued.

Vice Chair Frias seconded by Chairman D'Amelio moved to grant a 2-year extension for 7 South Street. 5-0-0. Unanimous.

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

Attorney Nelson Santos and site engineer Stephen Poole presented an overview of the updated site plans, which proposed access to the units via a walkway on town-owned land along Railroad Avenue. The board discussed if an easement or permission was needed from the Town in order for the applicant to locate the walkway on town-owned land. Attorney Santos explained that the plan revisions were based on the notes from the last meeting, and by shifting the structure to closer to the northerly lot line, there is more space on the site for snow storage and for vehicles to maneuver.

Ms. Johnson provided a summary of comments and concerns from a recent department head meeting regarding the project, citing inadequate snow storage and the problematic nature of allowing use of Town property for the benefit of a private development.



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Chairman D'Amelio asked the board for comments. Mr. Frias asked if the applicant was still planning to provide 1.5 parking spaces per unit. Attorney Santos confirmed and stated that they are looking to lease nearby off-site parking from a third party. Chairman D'Amelio asked if the ramp at the front of the building is meant to address ADA accessibility and if the units themselves would be accessible. Eric Chaves, the applicant, stated that he consulted with a code specialist who said this project is not subject to ADA requirements. Attorney Santos also commented that because the project is private development, it does not trigger ADA requirements. The board encouraged the applicant to confirm this with the Building Commissioner.

Mr. Filippi ask for clarification regarding setback requirements and if the proposed development has to match the existing streetscape. Mr. Poole and Ms. Johnson confirmed that the C-1 zoning district has no dimensional requirements.

Chairman D'Ameilo asked for comments from the public. Jan and Bob Chase, 35 Pope Street, expressed concerns about the project, and asked for clarification regarding the easement between the properties. Mr. Poole stated that the plans were revised to move the driveway away from the easement. Chairman D'Ameilo asked if the revised plans had been reviewed by the peer review consultant. Ms. Johnson explained that before asking the applicant for additional peer review money, she wanted to determine if the board thinks the concept is viable.

Eric Ryder, Director of Public Works, expressed concerns about the use of Town property, the inadequate snow storage, and storm drains and the ability to maintain all of the water from the property on the property. He recommends eliminating unit 8 in order to provide more room for snow storage, parking and the ability to maintain all of the stormwater on the parcel. He also noted that during a large snow event, it would be impossible to keep the snow on the property and based on his experience, the snow will end up being pushed out to the street.

Mr. Frias commented that the major concerns are density and parking, and also raises the ADA requirement question since the units will be rentals. Mr. Filippi commented that the applicant should have to provide proof of the off-site parking agreement in perpetuity before board approval.

Mr. Chaves commented that the reason for the changes to the plan were based on recommendations from the peer review consultant. The board said they would review the peer review report and make their own determination.

Attorney Nelson asks the board for clarification on what they are looking for. An off-site parking agreement, snow storage plan and a town use agreement would be needed for the revised plan to move forward. The board discussed what the process should be for moving forward, specifically how to broach the request to use Town property with the Select Board. Ms. Johnson suggested speaking with Town Counsel to confirm the proper sequence and conditions for the project.

Mr. Filippi seconded by Mr. Daigneault moved to continue the public hearing for 37 Pope Street until October 19, 2021 at 7PM. 5-0-0. Unanimous.



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Meeting Minutes – 8-17-2021 and 9-7-2021

Chairman D'Amelio seconded by Mr. Daigneault moved to approve the minutes of 8/17/2021 and 9/7/2021. 5-0-0. Unanimous.

Adjournment

Mr. Frias seconded by Mr. Filippi moved to adjourn the meeting at 8:35 PM. 5-0-0. Unanimous.