



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – May 15, 2018

The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:00 PM, Rodney Frias called the meeting to order.

Present: Bob D'Amelio, Rodney Frias, David Daigneault, Dirk Underwood, Steve Goldberg and Jack Hunter, Director.

GSX Assisted Living – Approval of Condition #8

Mr. Hunter informed the Board that the DPW Sewer Engineers have not approved the final design therefore this issue should be tabled to the next meeting.

The Board agreed to place this on the next agenda.

Public Hearing – Definitive Subdivision (continued) – Indian Lake Shore Drive

Mr. Saluk, Saluk Engineering reviewed the final plans which show the enhanced compromised cul-de-sac.

He went over the final comments from WMD and felt that all comments have been addressed.

At this time the Chair open the floor for comments.

Marcie Farrell, 1 Elizabeth Road, had questions regarding the 2nd retention pond and how it addressed Mr. Pietrasiak's previous letter and will this pond prevent flooding.

Mr. Saluk stated that it actually is design to give more assurance that the sedimentation problems that previously occurred will not happen again and it will in fact prevent any additional flooding.

David Sparkes, 3 Elizabeth Road, also concerned about flooding.

Again Mr. Saluk said this was designed for a 1,000 year flood.

Mr. Frias, seconded by Mr. Goldberg made a motion to close the public hearing for Indian Lake Shore Drive Definitive Subdivision.



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Vote: 5-0-0 in favor.

Rodney Frias, seconded by Steve Goldberg made a motion to grant all waivers as presented in the letter form Bruce Saluk dated May 11, 2018.

Vote: 5-0-0 in favor

Rodney Frias, seconded by Robert D'Amelio made a motion to approve the Definitive Subdivision for Indian Lake Shore Extension with all conditions as follows:

1. A list of 24-hour emergency contact information must be provided to the Director of Planning and Community Development and the DPW Director prior to the issuance of any work.
2. A pre-construction conference will be held between the developer, the Director of Planning and Community Development, DPW Director, Fire Chief, Police Chief and other interested parties. If construction begins without this conference, construction will cease immediately until the conference is held.
3. Hours of operation will be Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 8:00AM to Noon. No work or operation of machinery may happen before 7:00 a.m., in accordance with the town's noise by-law or after 5:00 p.m. Per the Massachusetts General Laws, work on Sundays and holidays need to be permitted on a case by case basis by the Chief of Police.
4. Prior to the commencement of authorized site activity, the Planning Board Office shall be given 48 hours written notice. If the activity at the Project Site ceases for longer than 30 days, 48 hour written notice shall be given to the Planning Board Office prior to restarting work.
5. A copy of the conditions and all final approved Plans shall be kept at the Project Site.
6. Members or agents of the Planning Board shall have the right to enter the Project Site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the



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7. Project Site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
8. The approved erosion control plan (sheets 4 of 6 of the Plan) shall be adhered to and govern. All erosion control shall be in place and approved by the DPW before construction begins. Weekly erosion control reports shall be submitted to the DPW and the Planning Department no later than noontime on Fridays.
9. Final occupancy permits for each house shall not be issued until an as-built plan indicating the subject lot grading and any drainage system BMP's have been confirmed to be consistent with the approved individual lot site plans to the reasonable satisfaction of the Director of Planning and Community Development. .
10. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW Director will make the final decision on how to proceed or if a decision is not able to be made the matter will be referred to the Planning Board.
11. Once the first house is occupied, the roadway will be swept every Friday afternoon until the road is accepted by Town Meeting, unless waived by the DPW with a copy to the Planning Board.
12. The Subdivision will be completed within two years of approval (including the required appeal period). Prior to expiration of the two years the developer may request for a one year extension. If the extension is granted the Planning Board will review the surety and accordingly adjusted for inflation.
13. The steamer cap on each hydrant will be color coded to indicate the expected fore flow per NFPA standards.
14. There will be and approved deep snow marker at each hydrant.



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14. Prior to endorsement of the plans, revised plans shall be submitted to the Planning Director showing location of all proposed permanent monuments on the proposed easement and property lines separating the two proposed lots.

15. Prior to the issuance of any building permit and prior to acceptance of the Road all easements shall be reviewed and approved by Town Counsel.

16. This approval is subject to receipt of proper and acceptable security for the installation of all municipal services which shall be completed in accordance with the applicable Rules and Regulations of the Hudson Planning Board and MGL c.41 s.81U.

17. Prior to any clearing of the site, all areas to be cleared and cut must be flagged and approved by the Director of Planning and Community Development.

Vote: 5-0-0 in favor.

Public Hearing – Definitive Subdivision (continued) – Manzo Way

There was no new information on this matter.

David Daigneault, seconded by Bob D'Amelio made a motion to continue the Public Hearing for Manzo Way to June 5, 2018 at 7PM.

Vote: 5-0-0 in favor.

Minutes – May 1, 2018

Bob D'Amelio, seconded by Steve Goldberg made a motion to approve the minutes for May 1, 2018.

Vote: 5-0-0 in favor.

Director's Report

None at this time

Adjournment

Steve Goldberg, seconded by Rodney Frias moved to adjourn at 7:40 PM.

Vote: 5-0-0, Unanimous



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Document List May 15, 2018

Documents	Location
Indian Lake Shore Drive plans and other pertinent documents	PCD
Planning Board minutes May 1, 2018	PCD

Cc: Town Clerk
Department of Public Works
Jeff Wood, Building Commissioner