



# Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

## Minutes of Meeting – January 8, 2019

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

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

### **Public Hearing – Countryside Estates – Retirement Community – EH Perkins – Chestnut and Murphy Roads**

Atty. Giannetti submitted to the Board a letter requesting a continuance to April 16, 2019 for the Countryside Farms over 55 Project now in front of the Board. Atty. Giannetti stated that the reason for this is that they are reorganizing their engineering team and it will take some time for all the parties to get up to speed to properly address all the concerns from the Town and residents.

Mr. D'Amelio stated that he was fine with the request, but was insisting that all certified abutters be notified again by the applicant and that the notification is approved by the Planning Director.

Atty. Giannetti answered he had no problem with that.

**Mr. Frias, seconded by Mr. Daigneault moved to continue the Hearing for Countryside Estates to Tuesday April 16, 2019 at 7PM**

**Vote: 4-0-0 to approve**

### **Minutes –December 18, 2018**

**Mr. D'Amelio, seconded by Mr. Frias moved to approve the minutes of December 18, 2018.**

**Vote: 4-0-0 in favor**

### **Possible Town Meeting Articles**

Mr. Hunter asked the Board to consider three potential Town Meeting Articles namely, "The Mullin Rule"; Remote Participation and amendments to the AROD.

After considerable discussion the Board decided not to submit articles on Remote Participation and the AROD but asked the Director to discuss the Mullin Rule with the Town Administrator.



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The Board did agree that any future proposals under the AROD will be scrutinized regarding density and that the formula for reconstruction and the formula for new construction cannot overlap.

### Adjournment

**Mr. Goldberg, seconded by Mr. D'Amelio moved to adjourn at 7:24 PM.**

**Vote: 4-0-0, Unanimous**

### Document List January 8, 2019

Documents	Location
	P & CD office
PB Minutes 12.18..18	P & CD office
	P & CD office
letter for Countryside Estates	P & CD office

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