



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – November 17, 2020

The Hudson Planning Board met virtually on a Zoom platform pursuant to the Remote Participation statute consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

At 7:05 PM, Mr. D'Amelio, Chair called the meeting to order.

Present: Bob D'Amelio, David Daigneault; Rodney Frias; Dirk Underwood; Daryl Filippi

Staff: Kristina Johnson Acting Director of Planning and Community Development

Mr. D'Amelio stated the following: ***This Open Meeting of Hudson Planning Board is being conducted remotely, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."***

Ashbury Realty Trust- Bond Reduction Request Brigham Estates III, Phase 2

Chairman D'Amelio summarized the nature of the request before the Board, which entailed a reduction of the bond in the amount of \$10,000. He expressed some confusion about the request and the follow-up email from the Assistant DPW Director's regarding the inspection, and requested clarity on whether the bond would be reduced **by \$10,000 or to \$10,000**. Ms. Johnson explained that it was her understanding that the bond would be reduced in the amount that was requested by Linda Fossile.

Ms. Johnson screen shared the subdivision work item summary spreadsheet and cleared up the confusion about the nature of the request.

Chairman D'Amelio moved to grant the reduction of the bond by \$10,000. Seconded by Mr. Daigneault. ***Mr. Daigneault, yes; Mr. Underwood, yes; Mr. Frias, yes; Mr. D'Amelio, yes; Mr. Filippi, abstain. 5-0-0.***

Request for Minor Modification- 46 Church Street

Chairman D'Amelio summarized the request for the minor modification to the approved site plan for 46 Church Street, and noted that typically minor modifications requests are handled administratively between the Chair and the Planning Director. He further noted that Ms. Johnson reviewed the revisions to the plan and recommends that the Board deem them minor in nature.

Ms. Johnson explained that if the Board votes in the affirmative to deem the revisions minor in nature, she would then transmit a memorandum to the effect along with the revised plans to



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the Town Clerk, DPW Director, Public Safety, and the Building Commissioner. She noted that the Attorney Joe Moreira was present and would be available to answer any questions that the Board may have about the revisions.

Chairman D'Amelio moved to approve the minor modifications to the site plan for 46 Church Street. Seconded by Mr. Underwood. Discussion on this motion took place.

Mr. Filippi inquired whether the new revised plan is adding two new parking spaces, to which Mr. Frias responded that the revised plans reconfigure the parking with two additional spaces to be located in the front of the property to create more of a backyard. Mr. Filippi expressed concern that not having the two additional parking spaces would be a benefit to the neighborhood and the reduce the amount of impervious surface in the front of the property. Chairman D'Amelio expressed his preference that more parking is better, and Mr. Frias stated that these revised plans have less pavement than prior iterations. Mr. Filippi maintained his preference to see more green areas in the front yard to improve the overall look of the neighborhood streetscape.

Mr. D'Amelio stated that this project has gone through a number of reviews by the Planning Board, and Ms. Johnson noted that the project was reviewed by the Zoning Board of Appeals.

Mr. Frias suggested that Attorney Moreira be given an opportunity to address the Board and answer any questions. Attorney Moreira described the review process by the Zoning Board of Appeals and noted that the building would be developed into condominiums. Attorney Moreira also summarized the revisions to the site plans.

Mr. Daigneault also expressed concerns about having the parking reconfigured in the front of the yard, and stated his belief that parking in the front does not make the overall property look very nice.

There were no further comments relative to the motion to approve the minor modification to the site plan. Mr. D'Amelio called for a vote: **Mr. Daigneault, yes; Mr. Underwood, yes; Mr. Frias, yes; Mr. D'Amelio, yes; Mr. Filippi, no. 4-1-0.**

Ashbury Realty Trust- Request for an Extension of Brigham Hill Estates III Phase 2

Mr. D'Amelio summarized the nature of the request and inquired if anyone was present to speak to the nature of the request. Ms. Fossile explained that she is requesting a one-year extension on the definitive subdivision approval for the completion of Forbes Road. Mr. D'Amelio expressed his concerns about the potential processing of materials not related to the construction of the subdivision and being hauled to an off-site location. Ms. Fossile indicated that all the material being stockpiled and processed on site will be used the construction of the subdivision. Mr. D'Amelio expressed his disbelief of the explanation provided, and that he is not in favor of granting an extension.



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Attorney Norris summarized a meeting held with the Planning Director, the Building Commissioner, and Ms. Fossile where all the issues and concerns raised by the neighborhood and the Town were discussed at length. Ms. Fossile noted that the roadway is complete and all the underground infrastructure has been installed, and maintained that all the material up on the hill came from different locations in the development and is just recycling and processing materials already on-site. Furthermore, Ms. Fossile indicated that the majority of the work is done, and the remaining work would be completed by late summer early fall.

Ms. Johnson provided a summary of the meeting referenced by Attorney Norris and conveyed her understanding that the Town was convinced that the material was related to the construction of the subdivision, and recommended that the Board approve the extension.

Mr. Daigneault and Mr. Underwood also expressed similar concerns about granting the extension. Mr. Frias reminded the Board the track record in tacking back a subdivision bond is not good, and that it may not be the course of action to deny the request. Mr. Frias noted that the extension only applies to the construction of the roadway and other subdivision infrastructure and not the houses, which could take longer.

Mr. Underwood offered a suggestion to have the extension be granted only until September 1, 2021.

Mr. Underwood moved to grant an extension of the definitive subdivision plan until September 2, 2021. Seconded by Mr. Filippi.

Mr. Daigneault inquired as the significance of the September 1st date. Mr. D'Amelio explained that this date is related when the applicant could get on the Fall Town Meeting warrant, and Ms. Johnson stated that setting a target completion date a little sooner would serve as an incentive for the applicant to move a little faster.

There were no further comments relative to the matter. Mr. D'Amelio called for a vote: **Mr. Daigneault, yes; Mr. Underwood, yes; Mr. Frias, yes; Mr. D'Amelio, yes; Mr. Filippi, yes. 5-0-0.**

Adjournment

Chairman D'Amelio moved to adjourn the meeting at 7:55 PM. Seconded by Mr. Daigneault. **By roll call vote: Mr. Daigneault, yes; Mr. Underwood, yes; Mr. Frias, yes; Mr. D'Amelio, yes; Mr. Filippi, yes. 5-0-0**

Cc: Town Clerk