



# Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

## Minutes of Meeting – July 7, 2020

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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 7:03 PM, Mr. D'Amelio called the meeting to order.

Present: Bob D'Amelio, David Daigneault; Steve Goldberg; and Dirk Underwood

Staff: Jack Hunter, Director of Planning and Community Development; Kristina Johnson Assistant Director of Planning and Community Development

Mr. D'Amelio stated the following: Good evening. 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."

### **Chadwick Road – Approval Not Required**

Mr. DiPersio, Applicants engineer explained to the Board that as they know the road configuration was modified at a previous meeting. They now would like to merge a small parcel to Parcel 18C and divide the rest of the land into 2 lots.

Mr. Daigneault asked about the location of the pavement which was explained by Mr. DiPersio.

**A motion was made by Mr. Underwood, Seconded by Mr. Daigneault to endorse the Approval Not required as presented. On a roll call vote 4-0-0 in favor.**

### **Public Hearing – 71 Apsley Street –AROD – 23 Units**

Atty. Yates, representing the applicant asked that due to a potential quorum complication that the Hearing continued to July 21, 2020.

**Mr. Daigneault moved to continue the Public Hearing for 71 Apsley Street to July 21, 2020, Seconded by Mr. Goldberg. On a roll call vote 4-0-0 in favor.**

### **Public Hearing - Definitive Subdivision and Site Plan Review – 1 Robert Bonnazoli Avenue**

Atty. Borenstein, representing the applicant went through a Powerpoint presentation that highlighted the aspects of the proposal. They are looking for a list of waivers on the Definitive Subdivision so they can subdivide the property and avoid building the roadway. In addition, they are looking to build a 10,000 square foot warehouse on the new parcel. This warehouse will be jointly owned by three businesses currently located on Bonnazoli Avenue and are looking



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to expand. This proposal will bring additional taxes and more jobs to the Town, with minimal services and allow three Hudson businesses to expand.

Mr. Saluk, Engineer for the applicant went through some of the comments from the department heads and he believes the revised plans address most of these issues. He did mention that the DPW has had a drainage problem with an abutting business and is currently working with that abutter on the issue. They will be asking for a condition that allows the DPW to use their property if and when it is needed.

Mike Scott, LCD Design peer consulting engineer, noted that it seems most of his concerns have been addressed though he needs more time to finalize his review.

Ms. Messina, 12 Birchwood Drive asked about architectural plans, they were shown to her, location of the loading docks, what are the delivery schedules and whether those times could be limited.

Atty. Borenstein said they would consider some times limitations on deliveries.

Mr. D'Amelio said if they don't the Board will.

Mr. Goldberg asked what impacts this proposal would have on the new rotary. Mr. Hunter said little or none.

Ms. Messenia asked about the dumpster location.

Mr. Bowen, 14 Birchwood said he thought this was a well thought out plan and he liked the layout and screening.

Mr. D'Amelio wants a condition to protect any encroachment on Mr. Bowen's property.

Atty. Borenstein felt that was not a problem.

Mr. Daigneault asked who will own this new parcel and about the various easements on the plan.

Atty. Borenstein said a new LLC of the three businesses would own the parcel and he reviewed the easements for the Board.

**Mr. Daigneault moved to continue the hearing for 1 Robert Bonnazoli Avenue to July 21, 2020 at 7PM, Seconded by Mr. D'Amelio. On a roll call vote 4-0-0 in favor.**



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### Minutes – June 16, 2020

Mr. D'Amelio moved to approve the minutes as written, Seconded by Mr. Daigneault. On a roll call vote 4-0-0 in favor.

### Adjournment

Mr. Goldberg moved, seconded by Mr. D'Amelio to adjourn at 8:09 PM. On a Roll Call Vote: 4-0-0. Unanimous

Cc: Town Clerk