



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – June 15, 2021

The Hudson Planning Board met in-person on in the Town Hall Auditorium, 78 Main Street, Hudson, MA 01749.

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: Thomas Gregory, Executive Assistant
Kristina Johnson, Director of Planning and Community Development

Public Hearing– 37 Pope Street Site Plan Review

Present: Attorney Christopher Yates
Eric Chaves, Property Owner
Stephen Poole, site engineer

Chairman D'Amelio opened the public hearing for the above-referenced project and read aloud the public hearing notice. Chairman D'Amelio turned the floor over the Attorney Christopher Yates and the development team to give an overview of the site plan.

Attorney Yates provided a description of the site layout and circulation, drainage infrastructure, building orientation, snow storage, the shared driveway easement with 35 Pope Street, and parking. Attorney Yates noted that the project is located within the C-1 District, which does not contain required ratios for parking spaces. He explained that he would like to work with the Internal Traffic Committee (ITC) to designate a few parking spaces on Railroad Avenue for year-round overnight parking.

Chairman D'Amelio noted that this would need to be approved by the Director of Public Works, as this could have implications for snow removal activities. He also stated that there are a number of site issues outlined in the peer review letter from Mike Scott.

Jan Chase of 35 Pope Street expressed serious concerns that the proposed project at 37 Pope Street will alter the shared driveway. She described the deed that grants a 3.5 easement to the property at 35 Pope Street and the property at 37 Pope Street for the common use of the property owners, and stipulates that the driveway shall be kept at the present height and grade. Ms. Chase also expressed concerns about the site layout and site circulation, especially with emergency vehicles, snow removal, lack of parking for residents, and trash trucks.

Attorney Yates stated that the deed grants an easement of 3.5 wide for each of the properties, and noted that the project would actually be an improvement.



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Ms. Johnson noted that the conversion of spaces on Railroad Avenue for year-round overnight parking would need to be first reviewed and recommended by the Internal Traffic Committee and then approved by the Select Board.

Chairman D'Amelio stated that it would be prudent to have the public hearing continued, as the applicant needs to address the peer review comments from Mike Scott and provide a "driveway cross-section" so that the Board and the owner of 35 Pope Street can have a better understanding of any impacts to the shared driveway. All Board members concurred.

Chairman D'Amelio seconded by Vice Chair Frias moved to continue the public hearing for 37 Pope Street until Tuesday, July 20, 2021 at 7PM. 5-0-0.

Chairman D'Amelio emphasized that no new abutter notifications will be sent out in advance of the next meeting, and encouraged the interested parties to check the online calendar for the agenda or call the Planning Department.

Modification to Definitive Subdivision Decision- Redco Estates

Present: Attorney Paul Giannetti
Arthur Redding, property owner

Attorney Giannetti described the layout of the subdivision constructed 25 years ago and the ownership of each of the parcels, and noted that roadway was not brought to Town standards, as it remained and will be maintained by the Redding family. Attorney Giannetti requested that the condition within the definitive subdivision decision regarding bringing the roadway up to standard be amended to make "the owners of all the three lots" be the trigger for bringing the road up to Town standards.

Chairman D'Amelio seconded by Vice Chair Frias moved to approve the amendment to the definitive subdivision decision for Redco Estates. 5-0-0.

Meeting Minutes- June 1, 2021

Vice Chair Frias seconded by David Daigneault moved to approve the meeting minutes of June 1, 2021. 5-0-0. Unanimous

Adjournment

Chairman D'Amelio seconded by Darryl Filippi moved to adjourn the meeting at 7:43 PM. 5-0-0. Unanimous