



Town of Hudson

Planning Board

78 Main Street, Hudson, MA 01749
Tel: (978)562-2989 Fax: (978)568-9641
Email: kjohnson@townofhudson.org

Minutes of Meeting – February 7, 2023

At 7:00 PM Chairman D’Amelio opened the public meeting.

Board Members Participating: Robert D’Amelio, Chair
Rodney Frias, Vice Chair
David Daigneault
Darryl Filippi
Andrew Massa

Staff Members Participating: Kristina Johnson, AICP, Director of Planning

Review of Draft Covenant for Old County Road Subdivision

Chairman D’Amelio discussed the request of Townline Estates, LLC Old County Road for approval of the Subdivision Covenant. Brian Jacobs was present for the review and approval of the redlined Subdivision Covenant. Chairman D’Amelio confirmed that if all redlined corrections were made, Mr. Jacobs confirmed they were, then the subdivision covenant was approved. Chairman D’Amelio reviewed the Performance Bond and some of the Honor of Conditions. No other members had any comments or questions. Ms. Johnson confirmed with the Chairman that a vote would need to be made, and three (3) members of the board would have to sign the covenant in addition to having the endorsement and signature notarized.

Member Andrew Massa, seconded by Chairman D’Amelio made a motion to accept the Subdivision Covenant as written and approved by Town Counsel. Roll Call Vote was made: Darryl Filippi, Member: *yea*; Andrew Massa, Member: *yea*; Robert D’Amelio, Chair: *yea*; David Daigneault, Member: *yea*; Rodney Frias, Vice Chair: *abstained*. 4-0-1. Motion Passed

2 Fox Road Site Plan Review

Chairman D’Amelio opened the public hearing for the site plan review of 2 Fox Road and invited the Petitioner or a representative to present clarification of issues raised in the peer review by Michael J. Scott of Land Design Collaborate (“LDC”). The Engineer of record, Chris Sparages, the Applicant and Owner, John McCarthy, and the peer reviewer, Michael Scott were present.

Engineer Chris Sparages addressed the board; Mr. Sparages reviewed the proposed plans. Mr. Sparages, utilizing the revised plans, provide a brief description of the petition including the



Town of Hudson

Planning Board

78 Main Street, Hudson, MA 01749
Tel: (978)562-2989 Fax: (978)568-9641
Email: kjohnson@townofhudson.org

Minutes of Meeting – February 7, 2023

stormwater report details, landscaping, and lighting. Chairman D'Amelio raised a question to Mr. Scott regarding the drainage space provided, Mr. Scott confirmed that the requests made to the Engineer were all met. Mr. Scott confirmed that the additional revisions that were requested were all made by the developer and engineer. Ms. Johnson stated that the site plans and the drainage calculation were both reviewed by Town Staff and Mr. Scott, and deemed satisfactory and in compliance with the State Stormwater Best Management Practices. Chairman D'Amelio raised an issue about the plants used to 'screen' the property. Mr. Sparages advised that the specific type of Arborvitae that were chosen met the request of the board and Building Commissioner. Mr. Scott did advise that the specific tree that was chosen by the Engineer would not be the best choice to screen at first, although they try not to comment on landscaping in best practice.

Chairman D'Amelio raised a question about a retaining wall, striping, and parking within the lot. Darryl Filippi, Member, raised the issue with the screening, the grade of the lot, the height of the buses, and the inability of the type of tree to screen the buses at all. Mr. Sparages responded to all questions asked by Mr. Filippi. Andrew Massa, Member, asked the engineer about the specific elevation and the location of the screen. The issue of safety was raised by Mr. Massa regarding the retaining wall and a fall concern for any pedestrian that may have access to the retaining wall. Mr. Sparages stated that a chain-link fence could be utilized if needed.

Mr. McCarthy, Mr. Sparages, Chairman D'Amelio, and Member Mr. Filippi, engaged in a lengthy dialogue regarding the requirements and possibilities of condition(s) attached to the site plan approval. Chair D'Amelio and Member Mr. Filippi requested that the stormwater drainage system be placed under the parking structure to allow for the preservation of the natural screening in the first 30' of land on River Street. Ms. Johnson cautioned the Planning Board about staying within the jurisdictional confines of the Site Plan Review regulations. It was ultimately agreed upon that if approximately 25' of the east side of the parking structure were eliminated then that would possibly appease the board in regard to the currently standing trees and the screen provided. Additionally, the 'screen' of trees would be moved to the edge of the parking structure, as opposed to the property line on River Road.

Member David Daigneault questioned the petitioner about the number of vehicles currently stored on the property. Mr. Daigneault mentioned that several times while passing the property he counted upward of 50-70 vehicles. Mr. McCarthy advised the board that due to the stock shortages during Covid, there was an influx of stock coming in now. He further went on to state that they are only being stored at the lot temporarily while they register and swap them out or place them in the active inventory. Member Daigneault reminded Mr. McCarthy that he advised the board that Chelmsford was currently being paid approximately \$75,000.00 in excise tax, and Mr. McCarthy agreed. He then advised Mr. McCarthy that currently, per the Assessor's Office,



Town of Hudson

Planning Board

78 Main Street, Hudson, MA 01749
Tel: (978)562-2989 Fax: (978)568-9641
Email: kjohnson@townofhudson.org

Minutes of Meeting – February 7, 2023

NRT is only paying excise tax on 48 buses. The excise tax collected is pursuant to where the vehicle is registered, so some of the vehicles noted by Mr. Daigneault are being taxed by another municipality. Mr. McCarthy further went on to say that the need for additional storage is the reason for the Site Plan and approval would allow NRT to bump up the number of vehicles that Hudson is collecting excise tax on. If the plan is approved NRT could possibly increase the number of vehicles by 40 or 50, by registering them to Fox Rd., from the current 48. Mr. McCarthy noted the neighboring property has approximately 125 vehicles that aren't registered and have been sitting for years.

Vice Chair Rodney Frias motioned to close the public hearing, seconded by Mr. Filippi. Roll Call Vote was made: Darryl Filippi, Member: *yea*; Andrew Massa, Member: *yea*; Robert D'Amelio, Chair: *yea*; Rodney Frias, Vice Chair: *yea*; David Daigneault, Member: *yea*. 5-0-0. Motion Passed

Mr. Sparages confirmed with Chairman D'Amelio the details of the requests. Chairman D'Amelio confirmed with Ms. Johnson that the public hearing would be closed, and a revised plan would be submitted within two (2) weeks (prior to the next scheduled Planning Board meeting). February 21, 2023, is the next scheduled meeting of the Board. Chairman D'Amelio requested the revised plan be submitted by the Friday prior to the meeting date (Friday, February 17, 2023). Discussion of the type of tree used for screening was revisited, and Chairman D'Amelio suggested that Mr. Sparages discuss it with Mr. Scott.

Mr. Scott raised the issue of a requested waiver for one of the site plan requirements. Mr. Sparages requested per 7.1.7.4 Plans b)2) that the requirement of topography on the NAVD88 Datum be waived. Chairman D'Amelio and Mr. Scott confirm the waiver request and reasons for the same are reasonable and there would be no issues approving the waiver request at the time of decision.

The matter continued until February 21, 2023.

Approval of 12/6/2022 and 12/20/2022 Minutes

Chairman D'Amelio, seconded by Mr. Daigneault, made a motion to approve the 12/6/2022 and 12/20/2022 minutes as written. 4-0-1. Motion Passed

Adjournment

Chairman D'Amelio seconded by Mr. Filippi moved to adjourn the meeting at 8:50 PM. 5-0-0. Unanimous.



Town of Hudson

Planning Board

78 Main Street, Hudson, MA 01749
Tel: (978)562-2989 Fax: (978)568-9641
Email: kjohnson@townofhudson.org

Minutes of Meeting – February 7, 2023

Cc: Town Clerk