



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 – May 2, 2023

Chair Robert D’Amelio, called the meeting to order at 7:01 PM

Board Members Participating: Robert D’Amelio, Chair
Rodney Frias, Vice Chair
Darryl Filippi

Staff Members Participating: Kristina Johnson, AICP, Director of Planning
Katie Evangelisti, Administrative Manager

Administrative Business – ANR Endorsement 136 Main Street (New Business)

Attorney Joe Moreira, on behalf of the applicant, Jose Peneda, presented the ANR plan to the board. Chairman D’Amelio questioned access, as the created “Parcel A” is landlocked. Attorney Moreira advised the board of the shared ownership and access with 136 Main Street East Condominium and 136 Main Street West Condominium.

Ms. Johnson, Chairman D’Amelio, and Attorney Moreira discussed the C-1 Zoning District having no requirements for frontage or lot size.

Chairman D’Amelio motioned to endorse the plan, which was seconded by Member Filippi. 3-0-0. Unanimous.

Administrative Business - ANR Endorsement 75 Reed Road (New Business)

Attorney Gregory Sampson, on behalf of the applicant, Intel Massachusetts, Inc., and the Engineer for the project, Todd Morey, presented the plan to the board. The frontage and lot area were reviewed, and a division of the property resulted in two properties one of which was 20 acres and one of which was 128 acres. Both lots exceed requirements for frontage and lot size.

With no questions from the board Chairman D’Amelio motioned to endorse the plan, which was seconded by Member Filippi. 3-0-0. Unanimous.

Administrative Business – Preliminary Subdivision Plan 75 Reed Road (New Business)

Attorney Gregory Sampson, on behalf of the applicant, Intel Massachusetts, Inc., and the Engineer for the project, Todd Morey, presented the plan to the board and the lot division.



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Attorney Sampson advised the board the purpose and intent of these filings was to freeze zoning. Member Filippi and Ms. Johnson discussed the legal details of the ANR freezing zoning for three (3) years and the Preliminary Subdivision allowing seven (7) months to file the Definitive Subdivision plan, which would then freeze zoning for an additional eight (8) years. Chairman D'Amelio explained to the public that was present what was being discussed and happening.

With no further questions from the board Vice Chair Frias motioned to endorse the Preliminary Subdivision plans, which was seconded by Chairman D'Amelio. 3-0-0. Unanimous.

Public Hearing – 256 Washington Street – Site Plan Review

Chairman D'Amelio opened the public hearing and noted a formal continuance request that was received by the applicant. Vice Chair Frias, seconded by Chairman D'Amelio, motioned to continue the public hearing without public testimony until the next Planning Board meeting, Tuesday, May 16, 2023, at 7:00 PM. 3-0-0. Unanimous.

Approval of 4/18/2023 Minutes

Motion made by Member Filippi, seconded by Vice Chair Frias, to approve the meeting minutes of April 18, 2023. 3-0-0. Unanimous.

Adjournment

Chair D'Amelio, seconded by Vice Chair Frias, motioned to adjourn the meeting at 7:46 p.m. 3-0-0. Unanimous.

Cc: Town Clerk