



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 – June 6, 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
David Daigneault
Darryl Filippi

Staff Members Participating:

Kristina Johnson, AICP, Director of Planning
Katie Evangelisti, Administrative Manager

Public Hearing – 256 Washington Street – Site Plan Review (cont’d from 5/2/2023)

Chairman D’Amelio reconvened the public hearing and turned the floor over to Randy Miron, Bohler Engineering. Mr. Miron reviewed the site plans, which entail the redevelopment of an existing Walgreens for a Dunkin Donuts location with a drive-thru with additional designated areas within the building for four (4) unknown future tenants. He noted the improvements being made to the location as a result, including sewer, lighting, ADA parking, and relocation of the current Dunkin Donuts at 234 Washington St. The current location causes backups of stacked cars onto Washington St. Chairman D’Amelio asked about the designation of “lot 1” as noted on the site plans, Mr. Miron confirmed the lot was previously subdivided and that was no longer applicable. He further stated that the Peer Reviewer, Michael Scott, raised an issue with the markings on the pavement. Mr. Miron stated there was a blanket easement over all three lots, he would be providing that to the board. Additionally, James Clifford, NGP Management, added he’s been in discussion with the gas station and Hogan’s Tires owners to confirm the upcoming project, shared land use, and marking locations.

Vice Chair Frias and Chair D’Amelio questioned the stack capacity and how backups could be avoided by relocating the menu board. George Delegas, Site Architect, REM Central, LLC, reviewed the site changes being made to allow for longer stacks and to alleviate the backup into the road or abutting properties.

Erin Fredette, Traffic Engineer, McMahon Associates – reviewed the traffic assessment completed by her company, addressed issues they have resolved, and how they intend to resolve issues raised by the Town’s Traffic Engineer. Kirsten Braun, Chappell Engineering, Peer Traffic Engineer Reviewer – wanted to ensure there’s proper signage to avoid left turns from Washington St. into the location.



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Before the board discussed the floor was opened to public comment:

Mike McCormack (1F Rotherham Way), Diana Bemis (3A Autumn Dr.), and Alan Goldsworthy (9A Autumn Dr.), raised issues regarding left turns out onto Technology Drive having to cut across multiple lanes of traffic. Confirmation that there would be two lanes merging into the drive-thru lane. A question was raised about the date of the referenced traffic study, Ms. Fredette advised it was from 75 Reed Rd. project and still accurate data.

Mr. Daigneault questioned the menu board location, stacking, and a possibility of a need for a lane extension at the intersection of Washington St. and Technology Dr. headed south to accommodate the additional cars turning left onto Technology Dr. Mr. Daigneault further added the concern of people making an illegal turn headed south on Washington St. into the Washington St. (right in right out only) entrance. He's unsure if additional signage or a curb cut can be added to deter that from happening. Advised a possible lane curb to be added on site to block all cars entering from Washington St. (both the illegal left turn and legal right turn) so that they are required to drive around the building to enter the drive-thru lane. This could possibly redirect all incoming traffic to Technology Dr.

Mr. Filippi stated that he has made that left turn from Washington St., headed south, to access Hogan Tires, so he knows that it happens frequently. Mr. Filippi then advised possibly adding a median to Washington St. in an attempt to block cars from crossing into the Washington St. entrance. Ms. Johnson advised the board that would require DPW, fire, and police input. Ms. Fredette confirmed all information was taken into consideration when collecting data on the traffic analysis. Mr. Filippi questioned the location of the dumpster, it was advised the Fire Chief had already requested they be moved due to state code, so it will be relocated.

Chairman D'Amelio asked Ms. Johnson how to proceed, she recommended that the Board close the public hearing and that the revised plans can be reviewed at the next meeting. Before the next meeting, Ms. Johnson stated that she would prepare a draft decision for the Board to review and discuss. At the next scheduled meeting (Tuesday, June 20, 2023) the updated plans, with the additional signage, pavement markings, relocation of the dumpster, and the blanket easement would be provided. The board would also like to informally revisit the site once the additional tenants have been determined to ensure that traffic is monitored and handled accordingly.

Vice Chair Frias, seconded by Mr. Filippi, motioned to close the public hearing with the intent the applicant would return on Tuesday, June 20, 2023, with all requested updates and documentation. 4-0-0. Unanimous.



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Approval of 5/2/2023 Minutes

Motion made by Vice Chair Frias, seconded by Chair D’Amelio, to approve the meeting minutes of May 2, 2023. 4-0-0. Unanimous.

Adjournment

Vice Chair Frias, seconded by Chair D’Amelio, motioned to adjourn the meeting at 8:02 p.m. 4-0-0. Unanimous.

Cc: Town Clerk