



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 20, 2023

Chair Robert D’Amelio, called the meeting to order at 7:00 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

Absent Staff Member:

Katie Evangelisti, Administrative Manager

Decision Approval – 256 Washington Street

Chairman D’Amelio reviewed the finalized site plan revisions made by the applicant. The additional lane markings and signs were reviewed on-site, Technology Drive, and Washington Street, per peer review. Mr. Filippi raised an issue of moving a fence to allow for turning radii to be increased; Ms. Johnson stated that a condition to the approval could be added requesting that the applicant investigate the feasibility of moving the fence. Mr. Daigneault addressed the applicant regarding the suggestion made by the chair at the prior meeting that as additional tenants are determined the Planning Board can review for any additional site plan changes. Ms. Johnson advised the board that this cannot be a condition or required. She further stated that any major or minor site changes will be brought to the Building Department, and it will be up to the Building Commissioner to determine if additional site plan review is needed.

Chair D’Amelio, seconded by Mr. Daigneault, motioned to approve the Site Plan Review contingent on the agreed conditions. 4-0-0. Unanimous.

Approval of 6/6/2023 Minutes

Motion made by Chair D’Amelio, seconded by Mr. Filippi, to approve the meeting minutes of June 6, 2023. 4-0-0. Unanimous.

Administrative Business – Rules and Regulation Discussion

The board discussed the proposed Rules and Regulations as developed and edited by Ms. Johnson which were provided to the board with sufficient time to review (emailed to the board on 5/3/2023). There was confusion by the board as to whether or not these currently existed. Ms. Johnson advised the board that the proposed rules and regulations were standard operating procedures, that



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exist outside of the Zoning By-laws. Chair D’Amelio stated he was not fond of these and stated, “I don’t ever like to have anything written down”.

The board further went on to discuss the current Planning Board petition (55 Cottage Street) and what transpired with the Zoning Board of Appeals’ discussion of the order of procedures. Chair D’Amelio stated whether they “acquiesced or didn’t want to start an argument” that the Site Plan Review will be approved prior to going to the Zoning Board for any Special Permits required.

Chair D’Amelio stated that he does not agree to approve the proposed rules and regulations (for the aforementioned reasons). Some of the board members had not yet reviewed the proposal so additional time will be allowed at which point it can be readdressed.

Adjournment

Chair D’Amelio, motioned to adjourn the meeting at 8:37 p.m. 4-0-0. Unanimous.

Cc: Town Clerk