



# Town of Hudson

## Planning Board

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

### **Minutes of Meeting – September 19, 2023**

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Vice Chair Rodney Frias, called the meeting to order at 7:00 PM – [Recording](#)

Board Members Participating: Rodney Frias, Vice Chair  
David Daigneault  
Darryl Filippi  
Joseph Mitchell

Board Members Absent: Robert D'Amelio, Chair

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

### **Administrative Business**

Discussion of Extension of Indian Farms Subdivision - Vice Chair Frias turned the floor over to applicant, Brian Jacobs, for the extension request of the Indian Farms Subdivision. Mr. Jacobs advised the Board he is looking for a one (1) year extension, they are constructing two (2) more houses in the next few months, and there are six (6) left. Ms. Johnson advised the project has complied with all conditions of the last extension: Bond, the Department of Planning and Community Development has been updated, and the Department of Public Works has been inspecting and feels they are all set. 4-0-0 Extension Granted.

The Board agreed to hear the ANR out of order.

ANR – 289 River Road – Mark Rhodes addressed the Board and reviewed the provided plans. He provided the Board with a brief history and his intentions for the division of land. The Board inquired as to the division of the land, shape of lots post division, and reason for the same. Mr. Rhodes provided an explanation satisfactorily. Ms. Johnson advised the Board that a vote to endorse would be required from the Board. 4-0-0 ANR Endorsed.

Discussion of Zoning By-law updates for November 2023 Town Meeting – Ms. Johnson provided a presentation and summary of the four zoning updates that will be on the next agenda as a public hearing. She advised the Board she would like a dual sponsorship to strengthen the probability of these passing, as the Zoning Board of Appeals had previously heard and voted to sponsor. Adoption of a Table of Uses and Zoning Map, Updating District Names, Update of Language for Non-Conforming Use, and the Reorganization of the Sections.



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#### **Approval of 8/21/2023 and 9/5/2023 Minutes**

Motion made by Member Daigneault, seconded by Member Filippi, to approve the meeting minutes of August 21, 2023, as written. 3-0-1. Motion Passed.

Motion made by Member Daigneault, seconded by Member Filippi, to approve the meeting minutes of September 5, 2023, as written. 4-0-0. Unanimous.

#### **Adjournment**

Vice Chair Frias, seconded by Member Filippi, motioned to adjourn the meeting at 7:42 p.m. 4-0-0. Unanimous.

Cc: Town Clerk