



# Town of Hudson

## Planning Board

78 Main Street, Hudson, MA 01749  
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Email: [kjohnson@townofhudson.org](mailto:kjohnson@townofhudson.org)

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

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Chair D'Amelio, called the meeting to order at 7:00 PM

**Board Members Participating:**

Robert D'Amelio, Chair  
Rodney Frias, Vice Chair  
David Daigneault, remotely  
Darryl Filippi, arrived at 7:04 p.m.  
Joseph Mitchell

**Staff Members Participating:**

Kristina Johnson, AICP, Director of Planning

### **Continued Public Hearing – 469-479 River Rd. – Site Plan Review SPR-23-1**

Chair Bob D'Amelio reopened the public hearing for **SPR-23-1 // 469 and 479 River Road**. Chair D'Amelio noted a letter dated November 17, 2023, from Mr. Robert M. DiBenedetto, PE, from Hancock Associates, "On behalf of the Applicant David Rykbost, I am hereby requesting that SPR-23-1 be continued to January 2, 2024. We have submitted a revised plan set, stormwater report, and other supporting documents to the OpenGov portal. We will continue to work with the Hudson DPW, the Hudson Fire Department, and the 3rd party stormwater reviewer."

Motion made by Member Frias, seconded by Chair D'Amelio, to continue the public hearing to January 2, 2024. **4-0-0 Unanimous**

### **Administrative Matters**

Brigham Estates III – Final Bond Release - \$11,700.00. Chair D'Amelio, seconded by Vice Chair Frias, motioned to reduce the remaining retainage to \$0. **4-0-0 Unanimous.**

Old County Road (aka Townline Estates) – Review and Approval of Bond and Lot Release – Chair D'Amelio reviewed the request to release all 21 lots of Old County Road and 2 lots of Main Street, totaling 23 lots to be released of the Townline Estates. There was an email provided to the Board from the Director of Public Works, Eric Ryder, to Ms. Johnson, dated November 17, 2023, confirming the amount of the Bond to complete the road, totaling \$146,000.00. There was a discussion by the Board about requiring an additional amount of money, per lot, for additional lot surety. Ms. Johnson advised the Board that their jurisdiction stops at the infrastructure to service the lot, requiring additional funds is outside the state



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Subdivision Control Regulations. Ms. Johnson further went on to say that Municipal Counsel advised her that (the request for the additional funds per lot) wasn't within the Board's purview or jurisdiction to attempt to protect for possible lot grading issues. Chair and Vice Chair are concerned about who the developer might be, if it's not Mr. Jacobs in the future. Mr. Jacobs was amenable to the additional charges on prior projects, although agreeing with Ms. Johnson, felt it best to acquiesce to the Board's request. It was agreed that Mr. Jacobs would pay an additional \$1,500.00 per lot in addition to the \$146,000.00 bond amount provided by the Department of Public Works.

A motion was made by Vice Chair Frias, seconded by Chair D'Amelio, to adjust the Bond to reflect the additional \$34,500.00. **5-0-0 Unanimous**

A motion was made by Vice Chair Frias, seconded by Member Mitchell, to release all 23 lots. **5-0-0 Unanimous**

Election of an Agent – Discussion and appointment of two authorized agents pursuant to M.G.L. c.41, s81P and 81X, David Daigneault and Joseph Mitchell. **5-0-0 Unanimous**

Electronic Signatures – Discussion and adoption of M.G.L. c.110G, regarding the use of electronic signatures by the Hudson Planning Board members pursuant to Amendment 13-7 to the Massachusetts Deed Indexing Standards 2018, effective April 17, 2020. **5-0-0 Unanimous**

### **Approval of November 21, 2023 Minutes**

Chair D'Amelio, seconded by Member Filippi, motioned to accept the November 21, 2023, minutes. **5-0-0 Unanimous**

### **Adjournment**

Chair D'Amelio motioned to adjourn the meeting at 7:30 p.m. **5-0-0. Unanimous.**