



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – June 27, 2017

The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:00 PM, Robert D'Amelio called the meeting to order.

Present: Bob D'Amelio, Dirk Underwood, Steve Goldberg, David Daigneault and Jack Hunter, Director.

498 River Road, Site Plan Review

Mr. D'Amelio opened the continued hearing for 498 River Road by asking the applicant to bring the Board and the public up to date on the "punch list" of items that were still outstanding.

Mr. Poole, Lakeview Engineering went through the following list of outstanding items:

1. Determination by DPW on whether a MDC trap is required. – *Pursuant to an email received from DPW, the MDC trap was no longer needed.*
2. Revised calculations as stated in the WMD review letter approved by WMD including Test pit data concerning the estimated seasonal high groundwater table (ESHGW) which was not provided in the Drainage Analysis and Storm Water Control Facility Design – *Mike Scott, WMD noted that these issues have now been addressed.*
3. Landscape plan with schedule – *Shown of revised plans*
4. Revised contour lines on plans – *Shown on revised plans*
5. Plans should show the sizing of the proposed water service connections – *Shown of revised plans*
6. A flow test shall be conducted and certified by a 3rd party to determine whether or not there is sufficient water available for the proposed expansion. – *Report submitted to PB and DPW*
7. Existing HPL easement should be shown on plans – *Shown on plans*

Mr. D'Amelio noted that it seemed all the items have been addressed. He then asked if the public had any comments. Hearing none he asked the PB if they had any comments hearing none he asked for a motion to close the Public Hearing.

Mr. Goldberg, seconded by Mr. Underwood, made a motion to close the Public Hearing for 498 River Road.

Vote: 4-0-0



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Mr. D'Amelio, seconded by Mr. Goldberg made a motion to approve the Site Plan Approval from 498 River Road as revised, with the normal conditions and to authorize the agent to sign the decision and final plans.

Vote: 3-0-1

Fieldstone Definitive Subdivision

Mr. D'Amelio opened the hearing for the Fieldstone Estates Definitive Subdivision by asking the applicant to present their plans. Atty. Giannetti reviewed the short history of the proposal and introduced Mr. DiPersio the engineer for the project.

Mr. DiPersio went through the 12 lot subdivision and reviewed the various comments by the department Heads and the Town's Engineer. In addition, revised plans have been submitted for the Towns Engineer to review and the basic issues are drainage and how to supply water to the proposed lots.

He noted that there are no plans at present to connect the proposed road to Cedar St. but a potential cul-de-sac may be built at the end of Cedar Street to allow for frontage on the 12th lot.

He then listed the four waivers being requested: 75 foot leveling area; vertical curve, road width and cul-de-sac radius.

To address the water concerns a Fire Protection Engineer has been hired to certify the best way to provide both capacity and pressure to the proposed subdivision.

Mr. D'Amelio asked of the PB had any questions. There were none at this time.

Mr. D'Amelio then asked the public if they wished to speak.

Jim Isner and Peggy Spellman, 131 Cox expressed concerns about impacts this proposal would have on the wetlands, on their water pressure which is low, traffic on Cox Street and what impacts this proposal will have on the overall town water problem we are now experiencing.

Mr. DiPersio explained how the drainage will not have an adverse impact on the wetlands and since this proposal is outside the wetlands buffer zone they will not have to go before the Conservation Commission.

Susan Mungeam, 11 Blossom, is concerned about impacts to the wetlands, increased traffic on Cox and water pressure.



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Having heard no more comments Mr. D'Amelio requested they continue the hearing.

Steve Goldberg, seconded by Dirk Underwood made a motion to continue the public hearing for Fieldstone Definitive Subdivision until July 18, 2017 at 7:00PM.

Vote: 4-0-0

Minutes

May 16, 2017

Steve Goldberg, seconded by Bob D'Amelio made a motion to approve the minutes as amended.

Vote: 3-0-1

June 6, 2017

Bob D'Amelio seconded by Dirk Underwood made a motion to approve the minutes as amended

Vote: 3-0-1

June 20, 2017

Dirk Underwood, seconded by Bob D'Amelio made a motion to approve the minutes as amended.

Vote: 3-0-1

Director's Report

Downtown Rotary Design

Mr. D'Amelio briefly discussed the rotary and his concern on whether it was worth spending the money on the redesign.

Comprehensive Rezoning

There was no update at this time.

Peer Review Contract

Mr. Hunter reminded the Board that the Peer review contract with WMD has expired. Though a neither contract nor procurement is mandated for engineering services it may be worth getting WMD to commit to a wage scale for a certain amount of time.



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Mr. D'Amelio stated he was very pleased with WMD work and suggested they submit a wage scale commitment for 18 months for the Board next meeting.

Adjournment

Bob D'Amelio, seconded by Steve Goldberg moved to adjourn at 8:15 PM.

Vote: 4-0-0, Unanimous

Document List June 20, 2017

Documents	Location
WMD review memo	PCD
May 16, June 6, and June 20, 2017 minutes	PCD

Cc: Town Clerk
Department of Public Works
Jeff Wood, Building Commissioner