



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

# Minutes of Meeting – January 2, 2018

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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: Robert D'Amelio, David Daigneault, Dirk Underwood and Jack Hunter, Director.

### **Public Hearing – GSX Solutions Assisted Living – Washington Street and Route 85 Connector**

The Chair read into the record a letter from Attorney Giannetti requesting a continuance of the Public Hearing for two weeks while they continue to determine the best course of action for their sewer issue.

**Mr. Underwood, seconded by Mr. Daigneault moved to continue the Public Hearing to January 16, 2017 at 7PM**

**Vote: 3-0-0, in favor.**

### **Public Hearing – Sauta Farms Soccer Field Parking Expansion**

Jake Lemieux, Hancock Associates presented further revised plans to the Board. He explained that they have revised the plans by showing Manhattan Blue Junipers to be planted along Brook Street to buffer the parking lot from 15 Brook Street.

Mr. D'Amelio questioned the appropriateness of the junipers and was concerned about the spacing of the plants.

Joe Peznola, Hancock Associates stated they did use a Registered Landscape Architect in picking the Junipers and they felt they were more than appropriate.

Mr. D'Amelio asked if anyone wished to speak on the matter.

Jeremy Dailey 15 Brook Street wished to clarify that his real concern was with buffering so to block headlights, soccer balls etc.

Mr. D'Amelio reminded the Recreation Department will ultimately be responsible for the buffering after the warranty expires.



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Steve Santos, Recreation Director stated he liked the proposed trees and understands that they are responsible for the upkeep of the buffering.

**Mr. Underwood, seconded by Mr. Daigneault moved to close the Public Hearing.**

**Vote: 3-0-0, in favor.**

Mr. D'Amelio stated he was prepared to approve the plans, but wanted a condition that trees must be 6 feet high and 8 feet apart.

**Mr. Underwood, seconded by Mr. D'Amelio moved to approve the Site plan Approval for Sauta Farms Parking Lot Expansion with the following condition:**

Trees must be 6 feet high and 8 feet apart.

**Vote: 3-0-0, in favor.**

### Appointment – Bruce Saluk Engineering

Mr. Saluk introduced himself and his client Kevin McCarthy to the Board.

They are looking to subdivide a property located on Indian Lake Shore Drive but were seeking guidance on whether the Board would entertain waivers on road length, width and turn arounds.

After much discussion about frontage, easements etc. Mr. Saluk was encouraged to move forward but to meet with DPW first.

Mr. Hunter said he would set up a meeting.

Mr. Saluk and Mr. McCarthy thanked the Board for their time.

### Minutes – December 19, 2017

**Robert D'Amelio, seconded by David Daigneault made a motion to approve the minutes of December 19, 2017.**

**Vote: 3-0-0 in favor.**



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## Director's Report

### Town Meeting Articles

Mr. Hunter reviewed draft Recreational Marijuana by law that staff has been developing for the Board of Selectman.

Essentially the by law limits recreational marijuana business to the LCI Zoning district which is where the Medical Marijuana businesses are limited to.

Mr. Daigneault and Mr., D'Amelio asked about manufacturing and other type of business under the recreational regulations.

Mr. Hunter noted that there are retail sales, manufacturing, cultivation and testing labs all under the creational enabling legislation.

Kathy Adams asked to speak about the manufacturing part of the business where there are no odors and no sales of product. It would be perfect in an industrial park of which she has been approached by several companies.

The board felt this was appropriate and asked Mr. Hunter to express this sentiment to the Board of Selectman.

### Downtown Rotary Design

No updates

### Comprehensive Rezoning

No updates

## Adjournment

**Dirk Underwood, seconded by Robert D'Amelio moved to adjourn at 8:30 PM.**

**Vote: 3-0-0, Unanimous**

## Document List January 2, 2018

Documents	Location
GSX Solutions letter	PCD
Draft Recreational Marijuana By Law	



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Sauta Farms Plans	PCD

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