



# Town of Hudson Planning Board

78 Main Street, Hudson, MA 01749  
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## HUDSON PLANNING BOARD MEETING AGENDA

November 1, 2022

Town Hall, 78 Main Street, 2<sup>nd</sup> Floor Select Board Meeting Room

### 6:30 PM

- 1) Call to Order
- 2) Vote to enter Executive Session
  - a) Planning Board to vote to meet in Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (3), the Planning Board will vote to meet in Executive Session to discuss pending litigation in that an Open Meeting may have a detrimental effect on the litigation position of the Planning Board: *Linda Fossile, Trustee and Geraldine Fossile, Trustee, Ashbury Realty Trust v. The Town of Hudson Planning Board, and Robert D'Amelio, Rodney Frias, David Daigneault, Dirk Underwood and Darryl Filippi, as members of the Hudson Planning Board and not individually, Middlesex Superior Court, Docket No. 22-1337; and Linda Fossile, Trustee and Geraldine Fossile, Trustee, Ashbury Realty Trust v. The Town of Hudson Planning Board, and Robert D'Amelio, Rodney Frias, David Daigneault, Dirk Underwood and Darryl Filippi, as members of the Hudson Planning Board and not individually, Land Court Docket No. 22-MISC-000134*, and to seek the advice of legal counsel.
- 3) Vote to return to public session

### 7:00 PM Public Session

- 1) ANR Endorsements
  - ANR Endorsement- Chestnut Street  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJPEX638756>
  - ANR Endorsement- 540 Main Street  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKLM5H560A78>
  - ANR Endorsement- Parmenter Road  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJPGL63EBCC>
- 2) Indian Farms Definitive Subdivision- Discussion of Bond and Final Lot Releases  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJQEV6901F4>
- 3) Discussion and Deliberation- Old Country Road Definitive Subdivision (public hearing was closed 10/18/2022)  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJPSQ65A3C5>



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#### 4) Public Hearings:

- **Roadway Acceptance for Silver Oak Roadway-** In accordance with the provisions of Section 3.3.16.1 of the Hudson Subdivision Rules and Regulations the Hudson Planning Board will hold a public hearing on whether the Town will vote to accept a layout of Silver Oak Road and Cedar Street Extension as Town ways, together with easements as shown on Plan entitled "Acceptance Plan of Silver Oak Road and Cedar Street Extension and Easements."  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJPRB6566EC>
- **Zoning Amendment to Site Plan Review Regulations-** In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Hudson Planning Board will hold a public hearing on Tuesday, November 1, 2022 in the 2<sup>nd</sup> floor auditorium at 78 Main Street, Hudson, MA on whether the Town will amend Section 7.1.7 Site Plan Approval of the Zoning bylaws to add the following section: Section 7.17.12 Appeal the Planning Board's decision may be appealed to a court of competent jurisdiction as set forth in M.G.L. c.40A, §17 .  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJL9Z554796>
- **Zoning Amendment to Medical Marijuana Overlay District-** In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Hudson Planning Board will hold a public hearing on Tuesday, November 1, 2022 at 7PM in the 2<sup>nd</sup> floor auditorium at 78 Main Street, Hudson, MA on whether the Town will amend Section 5.11.5 Paragraph 10 of the Use Regulations of the Zoning By-laws for the Medical Marijuana Zoning Overlay District to allow medical marijuana establishments to open, operate, and receive deliveries between the hours of 8:00 AM and 10:00PM.  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJPLB651E92>
- **Zoning Amendment to Retirement Overlay District** - In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Hudson Planning Board will hold a public hearing on Tuesday, November 1, 2022 at 7PM in the 2<sup>nd</sup> floor auditorium at 78 Main Street, Hudson, MA on whether the Town will amend Section 5.8.1.2 (d) of the Allowed Uses of the Zoning By-laws for the Retirement Community Overlay District to Section 5.8.1.2 (d) if the Zoning By-laws shall be amended by deleting said section in its entirety and replacing with the following new Section 5.8.1.2 (d): No dwelling shall contain less than 1,000 sq. ft. of living area or more than 2,400 sq. ft. of living area, excluding the floor area of any portion of a finished basement. At least 66% of the living area in each unit shall be located on the first floor, excluding the floor area of any portion of a finished basement  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJPKD64D7C3>

#### 5) Approval of 8/2/2022 minutes;

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJPF4639297>

Approval of 9/27/2022 minutes;



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<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJPFN63AE77>

Approval of 10/4/2022 minutes;

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKJFPF63B6C5>

Approval of 10/18/2022 Minutes

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CKKPQW65CA7>  
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6) Adjournment