



Town of Hudson Planning Board

78 Main Street, Hudson, MA 01749
Tel: (978) 562-2989 Fax: (978) 568-9641
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HUDSON PLANNING BOARD MEETING AGENDA Tuesday, March 7, 2023 7:00 p.m.

Pursuant to Chapter 107 of the Acts 2022 extending remote meeting provisions of Governor Baker's March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law, this meeting of the Hudson Planning Board will be conducted **FULLY REMOTE**. Specific information for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found below:

Join Zoom Meeting
<https://us02web.zoom.us/j/84421284209>

Meeting ID: 844 2128 4209

One tap mobile

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Administrative Business

1. Discussion of Brigham Estates Phase 3 Bond Reduction

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CPHTGA771E43>

7:00 PM Public Session

1. Public Hearings

- **136 Main Street (Continued from 2/21/2023)** Site Plan Review and Special Permit for the redevelopment of the existing site into a mixed-use development with commercial and residential uses.
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CP3JQV4E59AC>
- **2 Fox Road (Continued from 2/21/2023) – Review of revisions to site plan):** Planning Board will consider the application of JJ McCarthy, LLC for Site Plan Approval to construct a paved bus storage area at the intersection of Fox Road and River Road pursuant to the provisions of Section 7.1.7 of the Town of Hudson Zoning By-laws. The subject property is located at 2 Fox Road within the M-7 Manufacturing District, Assessors' Map 71 Parcel 1
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CMJQUZ6B1412>



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- **540 Main Street (New Petition):** At this time, the Hudson Planning Board will consider the application of EHP Realty Corp. for Site Plan Approval to construct a 7,200 square-foot steel commercial building, with associated parking at 540 Main Street pursuant to the provisions of Section 7.1.7 of the Town of Hudson Zoning By-laws. The subject property is located at 540 Main Street within the M-6 Industrial District, Assessors' Map 34 Parcel 21.
[http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CN
TSNT72DAD6](http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNTSNT72DAD6)
2. **Approval of 2/7/2023 and 2/21/2023 Meeting Minutes**
[http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNTQ6J6
6FABF](http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNTQ6J66FABF)
 3. **Adjournment**