



Town of Hudson Planning Board

78 Main Street, Hudson, MA 01749
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HUDSON PLANNING BOARD

REVISED 3-30-23

MEETING AGENDA

Tuesday, April 4, 2023

7:00 p.m.

Town Hall, 78 Main Street, 2nd Floor Select Board Meeting Room **and** Via Zoom if you are looking to watch or participate in the meeting online via the Zoom website:

<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 III Reduction

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CQENJ5601C6D>

7:00 PM Public Session

2. Public Hearings

- **540 Main Street (Cont'd from 3/7/2023):** 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>
- **Forbes Road – Roadway Acceptance** – At this time, the Hudson Planning Board will hold a public hearing on whether the Town will vote to accept a layout for a portion of Forbes Road as a town way as shown on Plan entitled "Acceptance Plan of a Portion of Forbes Road in Hudson, MA" prepared by Thomas Dipersio, Jr. & Associates, 641 Concord Road, Marlborough, MA 01752, Date: November 30, 2022, Scale: 1" = 40.'
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNWQ Y56B8891>
- **Citizen's Petition to Amend Protective Zoning By-Laws** – At this time, the Hudson Planning Board will hold a public hearing on whether the Town will



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vote to amend the Protective Zoning By-Laws 2.0 DEFINITIONS to add the following: *Cold Storage Warehouse (LUC-157)*: Temperature-controlled building for frozen food or other perishable products, not a Parcel Hub or Distribution Center. *Parcel Hub (LUC-156)*: A building with a net floor area larger than 40,000 square feet used as a regional and local freight-forwarder facility with limited or no breakbulk, repack, or assembly activities.

Fulfillment Center (LUC-155): An establishment with a building net floor area larger than 40,000 square feet used primarily for the receiving, short-term enclosed storage, repackaging, and/or reshipping or distribution of goods and materials to retail stores and other market outlets, or directly to the consumer via telephone or Internet remote sales. including office, administrative, and support facilities related to the foregoing.

Transload Warehouse (LUC-154): A building used for consolidation and distribution of pallet toads of manufacturers, wholesalers, or retailers with little storage duration, not a Parcel Hub or Distribution Center. *Standard Warehouse (LUC-150)*: A building used primarily for the enclosed storage of goods and materials for extended periods, not a Parcel Hub or Distribution Center.

Warehouse Crossdocking Types:

Full pallet load operation: Pallet loads are re-routed into outgoing trucks having different destinations. Products move directly from one truck to another.

Case-load order makeup: Merchandise sorted and marked by stock-keeping units (SKUs). Pallet loads broken customer orders, re-palletized to outbound vehicles.

Hybrid cross-docking in storage is blended with incoming materials. Palletized orders are routed to outbound trucks. Some goods routed are to temporary storage.

Opportunistic cross-docking products are cross-docked directly upon receipt or combined with items from storage.

Truck consolidation: Products consolidated to complete customer orders, combined and sorted for shipment within 24 to 48 hours.

Short-term storage: Seasonal or bulky items stored are temporary until just before shipment.

Or take any other action relative thereto.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNWR3K6BDE14>

- **55 Cottage Street (New Petition)** – At this time, the Hudson Planning Board will consider the application of 55 Cottage Street Realty Trust for a Site Plan Review of the redevelopment of the existing site into a five (5) unit multi-family use with a reduction in Front Yard Setback pursuant to the provisions of Section 7.1.7 and 5.1.6.1 of the Town of Hudson Zoning



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By-laws. The subject property is located at 55 Cottage Street within the SB General Residence District, Assessors' Map 19 Parcel 18 & 19.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNWQXC6B6B79>

3. Approval of 3/21/2023 Meeting Minutes

4. Discussion with Planning Department Staff

- Article 34 of May Town Meeting Warrant

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=COENJ5601C6D>

5. Adjournment