



# Town of Hudson Planning Board

78 Main Street, Hudson, MA 01749  
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## HUDSON PLANNING BOARD MEETING AGENDA Tuesday, September 20, 2022 Town Hall, 78 Main Street, 2<sup>nd</sup> Floor Auditorium.

### 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) **Indian Farms, LLC to request an extension of the Definitive Subdivision approval**  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CJ9KSH526D0E>
- 2) **Public Hearings:**
  - **Continued Public Hearing – 136 Main Street (will be withdrawn without prejudice):** Site Plan Review and Special Permit for the redevelopment of the existing site into a mixed-use development with commercial and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=CJ9KWB5334B3>
  - **Old County Road Definitive Subdivision** Application for a Definitive Subdivision Plan Approval to develop twenty-three (23) lots as shown in plans entitled “Definitive Subdivision Plan” located in Hudson, MA, prepared by Thomas Land Surveyors & Engineering Consultants, Inc. of Hudson, MA dated May 22, 2022, pursuant to the provisions of Chapter 41, Section 81-T and 81-U, M.G.L.  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CH5SDF6986E2>
  - **569 Main Street (will be continued until October 4, 2022):** Site Plan Review for the construction of a 14,000 SF addition on to the existing 18,000 SF commercial



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facility and associated site work, pursuant to the provisions of Section 7.1.7 of the Town of Hudson Protective Zoning By-Laws.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CJ9KWR53603F>

- **New Public Hearing: 17 A School Street Site Plan Review** to construct a commercial building with associated parking on the existing vacant lot. The subject property is located at **17A School Street**.  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CH5SDR69947B>
- **New Public Hearing: 17 School Street Site Plan Review** for the conversion of an existing commercial/restaurant use to a residential use within the same footprint, in order to construct six (6) dwelling units, with the pre-existing off-street parking to remain.  
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CH5SGA69EEFD>

### 3) Approval of 7/19/2022 Meeting Minutes

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CJ9L7D5474FE>

### 4) Adjournment