

COMMUNITY DEVELOPMENT

Department of Planning & Community Development



Planning Board
Zoning Board of Appeals
Internal Traffic Committee
Conservation Commission
Affordable Housing Trust
Economic Development Commission
Historic Commission

Department of Planning & Community Development

The Planning and Community Development Department provides a full suite of professional and administrative services related to land-use planning and development permitting, wetlands permitting, economic development, transportation, affordable housing, open space and environmental planning, natural resource protection, and grant writing and administration. The following Boards are staffed directly by this Department: Planning Board; Zoning Board of Appeals; Conservation Commission; Internal Traffic Committee; Affordable Housing Trust; Economic Development Commission; Disabilities Commission; and Historical Commission. Furthermore, this Department serves as an Ex-Officio member of the Downtown Business Improvement District Board of Directors, and serves on the Board of Directors of the MetroWest Transit Authority, the 495 Partnership, and many other regional Boards, Committees, and Consortia.

Outlined below are the major accomplishments during 2022 of the Department,

- All three (3) regulatory permitting Boards—the Conservation Commission, the Planning Board, and the Zoning Board of Appeals remained 100 percent operational throughout 2022 with a mix of fully-remote and in-person meetings.
- Continued to work collaboratively with the Affordable Housing Trust and the Packard Street Re-use Committee to plan for the redevelopment of the old Police Station site at 62 Packard Street for affordable housing.
- Received a \$400,000 Commonwealth Grant via the American Rescue Plan Act to complete Phase 2 of the Downtown Riverwalk project, which is currently under construction.
- Successfully managed the environmental due diligence for the conveyance of the Downtown Armory building from the Commonwealth Division of Capital Asset Management and Maintenance to the Town of Hudson for the future repurposing into a community performance arts center
- Continued to Forge collaborative, successful partnerships for the planning, implementation and financing of economic development initiatives with the Downtown Business Improvement District (BID), Hudson Business Association (HBA), Hudson Cultural Alliance, and the Assabet Valley Chamber of Commerce.
- Continued to manage the analysis of zoning and land-use plans as well as the development and implementation of long-range planning documents including the Master Plan, Open Space Plan, Hazard Mitigation Plan.

Respectfully submitted,

Kristina Johnson, AICP
Director of Planning and Community Development

Pam Helinek
Assistant Director of Community Development/Conservation Agent.

Amanda Molina Dumas, Assistant Planner

Planning Board

The Planning Board's primary responsibility is to administer the Subdivision Control Law pursuant to Massachusetts General Laws Chapter 41 in order to ensure the public safety, interest and welfare of the residents of the Town of Hudson. The Board conducts meetings and public hearings in compliance with Massachusetts General Laws to review and consider Subdivision plans, Approval Not Required (Form A) plans, and Site Plan Review, Scenic Ways, and Special Permit applications.

The Planning Board considers and prepares amendments to the Town of Hudson Zoning By-laws. They conduct public hearings on these amendments and on zoning amendments that are submitted to the Board by way of citizen petition through the proper procedures. The Planning Board is also responsible for developing and updating the Town's Master Plan.

Highlights of 2022 Planning Board actions include the endorsement of three (3) Approval Not Required Plans; Site Plan approval for 569 Main Street, 429 Main Street, 114 Forest Avenue, 17 School Street, and 17 A School Street; and the approval for the Definitive Subdivision for Old County Road.

The Planning Board consists of five members each elected for five (5) year terms.

Robert D'Amelio, Chair
Rodney Frias, Vice Chair
David Daigneault
Daryl Filippi
Andrew Massa

Zoning Board of Appeals

The Hudson Zoning Board of Appeals (ZBA) is an eight-person board—with five (5) members and three (3) associates—appointed by the Board of Selectmen to act on all matters within its jurisdiction outlined in the Hudson Protective Zoning By-Laws and in accordance with M.G.L. Chapter 40A. These powers include:

- 1) To Act as the permit granting authority for all projects requiring the issuance of a special permit;
- 2) To hear and decide petitions for variances;
- 3) To hear and decide appeals of decisions of the Building Inspector, or other administrative officials; and
- 4) To oversee the Comprehensive Permit process for affordable housing as set forth under M.G.L. Chapter 40B.

Highlights of 2022 ZBA actions include the issuance of three (3) Special Permits to allow for the construction of Accessory Dwelling Units, one (1) Special Permit to allow for the operation of a Medical Marijuana Establishment until 10PM, one (1) Special Permit to allow for a use in the Floodplain Overlay District, one (1) Special Permit to allow for a use in the Watershed Protect District, one (1) and one (1) Special Permit to allow for the construction of a contractor bay, and one (1) Special Permit to allow for the continued non-conforming use of a premise for multiple dwellings.

Darja Nevits, Chair

Jill Schafer, Vice Chair

Jason Mauro, Clerk

Pamela Cooper, Member

Matthew Russell, Member

Ronald Sorgman, Associate Member

Internal Traffic Committee

The Internal Traffic Committee (ITC) is a transportation policy review body consisting of Town of Hudson Officials including the Building Commissioner, the Fire Chief, the Police Chief, and the Director of Public Works. ITC considers public safety and transportation-related issues such as: traffic, parking, and speeding, and coordinates the planning for large-scale events in the community. All proposed amendments to the Town of Hudson Traffic Rules and Regulations are vetted by ITC.

ITC meets the 4th Friday of every month in the Board of Selectmen Conference Room, 2nd floor Town Hall.

Jeffrey Wood, Chair

Eric M. Ryder, Vice Chair

Chief Bryan Johannes

Chief Richard P. DiPersio

Conservation Commission

The Conservation Commission is responsible for protecting natural resources in the Town of Hudson. As a municipal regulatory board, the Commission administers the Massachusetts Wetlands Protection Act by approving and conditioning all development projects near wetlands and water bodies. In 2022, the Conservation Commission reviewed and issued 12 Orders of Conditions, 12 Determinations of Applicability, 8 Certificates of Compliance, and 2 Plan Changes. The Commission also oversaw the implementation of a Restoration Plan in response to an Enforcement Order.

In addition to permitting, the Conservation Commission issued a 25-Foot No Disturb Zone Policy, produced a Native Plant Document, and began work on a Wetlands Protection Bylaw with the plan to bring it to Fall Town Meeting in 2023. The Commission is also responsible for maintaining several parcels of conservation land and a number of conservation easements in Hudson. The Conservation Commission funded an ecological gardening contractor to help with knotweed eradication along the South Street Riverwalk and sponsored volunteer workdays to pull invasive plants and plant native vegetation.

The Conservation Commission consists of seven voting members, appointed by the Select Board. The Commission's regularly scheduled meetings are held on the 1st and 3rd Thursday of each month starting at 7:00PM. In 2022 all meetings were remote via Zoom. The public is always welcome to attend.

James Martin, Chair
Emilie Wilder, Vice Chair
Brandon Parker
Heidi Graf
Debbi Edelstein
Paul Osborne
Brooke Warrington

Affordable Housing Trust

The Affordable Housing Trust (AHT) was formed to preserve and create affordable housing units in the Town of Hudson. The AHT was established at Town Meeting in 2006.

The AHT receives funding through the CPA, grants and other sources. The Trust allows the Town to act quickly to purchase property, and to prevent an affordable unit to be sold at market rate or from going to foreclosure. Without the Trust, the Town would need Town Meeting to allocate funds. The AHT meets on an as needed basis.

2022 was an exciting year for the AHT. In December, the Trust received the news that the state had approved funding for an affordable housing development at 62 Packard Street. It is unusual to receive funding in the first year of application, and the success can be attributed to the support of the Trust and the Town and the hard work of the project developers. The project includes 40 housing units including one- and two-bedroom apartments and three-bedroom town houses.

In addition, the AHT continued to monitor existing Affordable Housing Units with the help of their Regional Housing Consortium consultants.

Kevin Santos, Chair
John Parent, Vice Chair
Shawn Sadowski
Darryl Filippi
Ian Masmanian
Jory Tsai
Robin Frank

Economic Development Commission

The Hudson Economic Development Commission (EDC) is a nine-member Commission appointed by the Board of Selectmen whose primary purpose is to promote and advocate the business and economic development interests in Hudson. In addition, the EDC is regularly briefed on major development and real estate trends, and economic development and planning initiatives underway, and reviews all proposed Tax Increment Financing agreements.

William J. Sullivan, Chair

Sarah B. Cressy

Chuck Randall

Thomas Davis

Thomas Ricci

Sara Foster

Historical Commission

The Hudson Historical Commission was established at Town meeting under Section 8D of Chapter 40 of the General Laws of the Commonwealth for the preservation, protection and development of the historical or archaeological assets of the Town. The Historical Commission meets every other month.

In 2022, the Historical Commission introduced an owner-funded historical house marker program, and worked with property owners to design and deliver six informative historical markers. The Commission also hired a historian to perform surveys of 75 historic buildings and sites in Hudson, funded by CPC. The survey reports will be submitted to the state historical database. In addition, the Commission worked on a Hudson History Sign program, also funded by CPC. Seven signs are being designed for the Downtown highlighting different aspects of Hudson's history.

Peter Breton, Chair
Mark Terra-Salomão
Paul Shultz
Al Morel
Ricky Gelin
Ron Sorgman

Commission on Disabilities

The mission of the Hudson Commission on Disabilities is to address the needs and concerns of residents with disabilities and promote their full participation in the activities and services of Hudson. To promote equal access to community life and activities for people with disabilities, the Hudson Commission on Disabilities serves as an advisory board to the Town. The Commission is also a resource for individuals with disabilities regarding programs and services provided by state and local governments. Members are appointed by the Board of Selectman and serve three-year terms.

In 2022, the Commission had a representative on the Ad Hoc Bicycle and Pedestrian Committee, consulted with the Select Board on Downtown handicap parking spots, and hosted guest speakers from the Massachusetts Office of Disabilities and the Hudson Recreation Division. The Commission reviewed the town's ADA Transition Plan and met with the School Department and Recreation Division about implementation of the plan. The Commission also initiated a process to report and follow up on community concerns about accessibility, and began meetings with library staff about difficulties in accessing the Hudson Public Library.

The Commission on Disabilities meets on the second Tuesday of every month. All meetings in 2022 were remote via zoom.

Andrew Erickson, Chair
Frank Noyes, Vice Chair
Sheryl Marrasso
George Luoto
Ronald Sorgman