

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
Commission on Disabilities

Department of Planning & Community Development

DEPARTMENT OVERVIEW

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 Boards staffed directly by this Department include: 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, serves on the Board of Directors of the MetroWest Transit Authority and the 495 Partnership, and represents the Town of Hudson on the Metropolitan Area Planning Council (MAPC).

Department Highlights

- Closed on the 62 Packard Street Affordable Housing project. Property has been conveyed to MetroWest Collaborative Development (a non-profit affordable housing developer) and construction commenced in late September 2023. Development will entail 40 100% affordable and sustainable rental homes with anticipated full occupancy in summer 2025.
- Successfully passed a suite of zoning modernization amendments at November Town Meeting, which are currently under review by the Attorney General's Office.
- Successfully passed a local Wetland Protection by-law at November Town Meeting, which is currently under review by the Attorney General's Office.
- Successful transitioned all land use permitting functions except for wetlands permitting to the Open Gov online platform. Wetlands permitting will be online soon.
- Completed an update of the 2014 Downtown Parking Study. The study included a public workshop sponsored by the Internal Traffic Committee, a Business Roundtable with the Downtown Business Improvement District and Hudson Business Association, and a community survey, which received over 4,000 responses. Final report is posted on the front page of the Town website.
- Assisted Intel and their legal team secure their zoning entitlements for 75 Reed Road via the Definitive Subdivision process.

- Received a \$119,000 grant from the Department of Conservation and Recreation – in partnership with the Ad Hoc Bicycle and Pedestrian Committee, the Community Preservation Committee, and the Business Improvement District - to complete a preliminary design for the next segment of the Mass. Central Rail Trail, which will connect to the segment underway as part as the Eversource Transmission Line project. Submitted a design funding request with the Boston Metropolitan Planning Organization in the amount of \$900,000 for the 100% design, specifications, and estimates for this segment.

Respectfully submitted,

Kristina Johnson, AICP
Director of Planning and Community Development

Pam Helinek
Assistant Director of Community Development/Conservation Agent.

Katie Evangelisti, Administrative Manager, Planning and Community Development

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.

The Planning Board permitted the following project of note:

- Department of Public Works Facility at 1 Municipal Drive
- New commercial building at 540 Main Street for the Kane/Perkins
- Repurposing the existing Walgreens building at 256 Washington for a coffee shop with a drive-through (existing Dunkin' Donuts at CVS Plaza will relocate to this new space) and 9,803 of additional commercial retail space (tenants unknown).
- Endorsement of the Definitive Subdivision for 75 Reed 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.

Highlight from 2023 include:

- Issuance of Two (2) Special Permits to allow for the construction of Accessory Dwelling Units.
- Issuance of Two (2) Special Permits to allow for a use within the Watershed Protection District
- Issuance of Three (3) Variances for dimensional relief.
- Issuance of One (1) Special Permit for a four-unit condominium building in a commercial zoning district;
- Issuance of One (1)) Special Permit to allow for the expansion of non-conforming use of a premise for multiple dwellings.
- Issuance of One (1) Special Permit to allow for the construction of a two-family building in the Downtown Zoning District.
- Sponsored four (4) zoning modernization articles at the 2023 Special Town Meeting.

The Zoning Board of Appeals consists of five (5) Voting Members and three (3) Associate Members appointed by the Select Board for a term of three (3) years.

Darja Nevits, Chair

Jill Schafer, Vice Chair

Jason Mauro, Clerk

Antonio Mancini Member

Matthew Russell, Member

David Campbell, 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.

Highlights from 2023 include:

- Hosting a public forum for the Downtown Parking Study Update
- Hosted a discussion about compression engine braking
- Reviewed short-term recommendations outlined in the

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 2023, the Conservation Commission reviewed and issued 17 Orders of Conditions, 1 Denial, 9 Determinations of Applicability, 1 ORAD, 11 Certificates of Compliance, and 6 Plan Changes.

The Commission is also responsible for maintaining several parcels of conservation land and a number of conservation easements in Hudson. In 2023, the Conservation Commission continued to fund an ecological gardening contractor to help with knotweed eradication along the South Street Riverwalk and also funded the treatment of knotweed and other invasive vegetation in Danforth Falls Conservation Land. In addition, the Commission partnered with the Recreation Department and the Hudson Land Trust to plant a Pollinator Garden by Tripps Pond.

The Conservation Commission's biggest accomplishment in 2023 was the passage of a Wetlands Protection Bylaw at Fall Town Meeting. The Bylaw will legally establish a 25-foot No Disturb Zone, add protection to small ponds, isolated wetlands, and vernal pools, and give the Commission the ability to fine for violations. The Bylaw is currently under review by the Attorney General's office. The Commission also issued a Tree Cutting policy which requires the planting of replacement trees or shrubs when trees are cut near the water or wetland.

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 2023 all meetings were remote via Zoom. The public is always welcome to attend.

James Martin, Chair
Heidi Graf, Vice Chair
Brandon Parker
Debbi Edelstein
Paul Osborne
Brooke Warrington
Jacob Millette

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.

2023 was an exciting year for the AHT. At the end of August, the Trust closed on the transfer of the 62 Packard Street property to MetroWest Collaborative Development, a non-profit affordable housing developer. In early September, the old Police Station (once a school) was demolished and construction of a new 40-unit affordable housing development commenced.

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

Jim Quinn

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

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 2023, the Commission welcomed several new members. The Commission's CPC-funded historian completed surveys of 75 historic buildings and sites in Hudson for submission to the state historical database. In addition, the Commission continued work 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
Ron Sorgman
Rachel Lynde
Jon Schmidt
Joanne Wheeler

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.

The Commission on Disabilities meets once a month via zoom.

Andrew Erickson, Chair

Sheryl Marrasso

George Luoto

Ronald Sorgman

Justin Graceffa