

[Petition 1: Become an MBTA Community](#)

[Sell Land](#)

[Petition 2: Sell Parcel 1](#)

[Petition 3: Sell Parcel 6](#)

[Lease land](#)

[Petition 4: Lease Parcel 1](#)

[Petition 5: Lease Parcel 6](#)

Petition 1: Become an MBTA Community

To see if the Town will vote to place upon the official ballot of a Town of Hudson annual or special town election in 2024 the question "Shall this town be added to the Massachusetts Bay Transportation Authority" in accordance with Massachusetts General Law, Part I, Title XXII, Chapter 161A, Section 6.

Summary: The Town of Hudson owns several parcels of land upon which a railroad right-of-way (surface easement) was established in the 1800s. Pursuant to G.L. c. 161A, § 3(o), the Massachusetts Bay Transportation Authority (MBTA) has authority to take land by eminent domain in accordance with G.L. c. 79 only within the area constituting the authority of the MBTA. The MBTA does not have and has never had authority to take land by eminent domain in Hudson, Massachusetts. A YES vote on this article would enable the inhabitants of Hudson to vote in a future annual or special town election on the question of whether to become under the jurisdiction of the MBTA. If Hudson became an MBTA community, the MBTA could take land within Hudson that it does not already own in fee, including parcels owned by the Town along the railroad right-of-way. Becoming an MBTA community would require the Town to pay an annual fee to the MBTA, and would also subject the Town of Hudson to the Multi-Family Zoning Requirement for MBTA Communities.

Sell Land

Petition 2: Sell Parcel 1

To see if the Town will vote to authorize the sale by auction or sealed bids of a parcel of land identified as Parcel 1 on railroad Val plan V5/21 within a section of a railroad right-of-way from station 1053+20 as shown on railroad Val plan V5/21 to station 1106+00 as shown on said plan, described in Section 5 (Central Mass Branch) of an Order of Taking recorded in the Middlesex South Registry of Deeds in Book 13156, Page 34, or take any other action relative thereto.

Summary: The Town of Hudson owns several parcels of land upon which a railroad right-of-way (ROW), or surface easement, was established in the 1800s. The Massachusetts Bay Transportation Authority (MBTA) owns other parcels of land along the same ROW. The MBTA is leasing its land along the ROW in Hudson and Sudbury to Eversource for \$425,000/yr plus annual escalation over 20 years, for construction and operation of a subsurface transmission line. A YES vote on this article would enable the MBTA or Eversource or another bidder to purchase from the Town at fair value a parcel approximately 2500 linear feet by 82.5 feet wide along the railroad ROW, from the western edge of property behind 558 Main St to the eastern edge of property behind 571 Main St. (minus the railroad crossing of Main St which is identified as a separate parcel). This would provide one-time revenue to the Town of Hudson.

Petition 3: Sell Parcel 6

To see if the Town will vote to authorize the sale by auction or sealed bids of a parcel of land identified as Parcel 6 on railroad Val plan V5/21 within a section of a railroad right-of-way from station 1053+20 as shown on railroad Val plan V5/21 to station 1106+00 as shown on said plan, described in Section 5 (Central Mass Branch) of an Order of Taking recorded in the Middlesex South Registry of Deeds in Book 13156, Page 34., or take any other action relative thereto.

Summary: The Town of Hudson owns several parcels of land upon which a railroad right-of-way (ROW), or surface easement, was established in the 1800s. The Massachusetts Bay Transportation Authority (MBTA) owns other parcels of land along the same ROW. The MBTA is leasing its land along the ROW in Hudson and Sudbury to Eversource for \$425,000/yr plus annual escalation over 20 years, for construction and operation of a subsurface transmission line. A YES vote on this article would enable the MBTA or Eversource or another bidder to purchase from the Town at fair value a parcel approximately 600 linear feet by 82.5 feet wide along the railroad ROW midway between Chestnut St. and Main St through Hudson Water Supply Land. This would provide one-time revenue to the Town of Hudson.

Lease land

Petition 4: Lease Parcel 1

To see if the Town will authorize the Select Board as follows:

The Select Board are hereby authorized by the Inhabitants of the Town of Hudson to lease land on the following municipally owned property: Parcel 1 on railroad Val plan V5/21 within a section of a railroad right-of-way from station 1053+20 as shown on railroad Val plan V5/21 to station 1106+00 as shown on said plan, described in Section 5 (Central Mass Branch) of an Order of Taking recorded in the Middlesex South Registry of Deeds in Book 13156, Page 34, and upon such terms and conditions as such Select Board deems advisable in its discretion, as authorized under MGL Chapter 30B Sec. 16; or to take any other action relative thereto.

Summary: The Town of Hudson owns several parcels of land upon which a railroad right-of-way (ROW), or surface easement, was established in the 1800s. The Massachusetts Bay Transportation Authority (MBTA) owns other parcels of land along the same ROW. The MBTA is leasing its land along the ROW in Hudson and Sudbury to Eversource for \$425,000/yr plus annual escalation over 20 years, for construction and operation of a subsurface transmission line. A YES vote on this article would enable Eversource or another party to lease from the Town at fair value a parcel approximately 2500 linear feet by 82.5 feet wide along the railroad ROW, from the western edge of property behind 558 Main St to the eastern edge of property behind 571 Main St. (minus the railroad crossing of Main St which is identified as a separate parcel). This would provide recurring revenue to the Town of Hudson.

Petition 5: Lease Parcel 6

To see if the Town will authorize the Select Board as follows:

The Select Board are hereby authorized by the Inhabitants of the Town of Hudson to lease land on the following municipally owned property: Parcel 6 on railroad Val plan V5/21 within a section of a railroad right-of-way from station 1053+20 as shown on railroad Val plan V5/21 to station 1106+00 as shown on said plan, described in Section 5 (Central Mass Branch) of an Order of Taking recorded in the Middlesex South Registry of Deeds in Book 13156, Page 34, and upon such terms and conditions as such Select Board deems advisable in its discretion, as authorized under MGL Chapter 30B Sec. 16; or to take any other action relative thereto.

Summary: The Town of Hudson owns several parcels of land upon which a railroad right-of-way (ROW), or surface easement, was established in the 1800s. The Massachusetts Bay

Transportation Authority (MBTA) owns other parcels of land along the same ROW. The MBTA is leasing its land along the ROW in Hudson and Sudbury to Eversource for \$425,000/yr plus annual escalation over 20 years, for construction and operation of a subsurface transmission line. A YES vote on this article would enable Eversource or another party to lease from the Town at fair value a parcel approximately 600 linear feet by 82.5 feet wide along the railroad ROW midway between Chestnut St. and Main St through Hudson Water Supply Land. This would provide recurring revenue to the Town of Hudson.