



Town of Hudson

Planning and Community Development Department

78 Main Street, Hudson, MA 01749
Tel: (978) 562-2989 Fax: (978) 568-9641

April 5, 2023

Scott Duplisea, Chair
Hudson Select Board
C/O Thomas Gregory, Executive Assistant
78 Main Street
Hudson MA 01749

RE: Planning Board recommendation on Town Meeting Article 35 (Petitioned)

Dear Mr. Duplisea,

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Hudson Planning Board conducted a public hearing on April 4, 2023 on Town Meeting Article 35 to see whether the Town will 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 loads 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.

After a presentation of the proposed amendment by the petitioners to the Zoning By-laws, the Planning Board voted unanimously (5-0-0) to take no action on recommending the adoption of the Article 35 to Town Meeting.

Feel free to contact me should you have any questions, or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristina Johnson". The signature is fluid and cursive, with a large initial "K" and a long, sweeping underline.

Kristina Johnson, AICP
Director of Planning and Community Development

CC: Thomas Gregory, Executive Assistant
Joan Wordell, Town Clerk