



**TOWN OF HUDSON, MASSACHUSETTS**  
**Economic Development Commission**

Town Hall, 78 Main Street  
Hudson, Massachusetts 01749

*Donald Garcia*  
*Chairman*

Greg Watson, AICP  
Manager of Comprehensive Permit Programs  
Mass Housing  
1 Beacon Street  
Boston, MA 02108

February 12, 2012

RE: Cabot Ridge Apartments, MH #SA-11-005, Site Approval Application

Dear Mr. Watson,

On behalf of the Hudson Economic Development Commission, we urge Mass Housing to reject the site eligibility approval for the proposed housing development on Cabot Road.

These two parcels are some of the last sizeable pieces of commercially and industrially zoned land available in town. Located in a campus-setting office park, this land is perfectly situated for commercial development. It is in close proximity to Intel, and has *direct* access to Routes 495, 290 and 85. This highway access makes this land extremely important, in that all of our other commercial/industrial areas are located along the east end of town. With no direct highway access in Hudson's other area, it is difficult for trucks to make deliveries. In addition, as more and more people rely solely on cell phones to conduct business, lack of coverage in the east end of town makes operating business impossible.

In 2004, under Executive Order 418, Hudson's Community Development Plan highlighted Cabot Road as being important to the commercial vitality of the Town. In 2008, the EDC worked closely with the Town to have these parcels designated as Priority Development Sites under MGL Ch 43D. Under 43D, this land can be fully permitted and shovel-ready within 180 days. But with the sluggish economy over the past few years, we believe that developers have not been able to explore nor avail themselves of this opportunity. In fact, in June 2011, in a meeting with the Town, the developer stated that while he would prefer to build a commercial development on the site, financing for commercial development is not as readily available as residential financing.

Converting these parcels from commercial/industrial use has the potential to throw off the delicate balance of Hudson's tax base. With a split tax rate, Hudson's commercial taxes are nearly \$30 per \$1,000 of assessed property value. By converting large commercial tracts to residential, it will force our businesses to pay even more in taxes to cover the shift.

We are not opposed to affordable housing and would encourage and welcome its being situated elsewhere in Town. But Cabot Road's office park setting, direct highway access and Priority Development Site designation all make this site an important location for job creation, a location we cannot afford to lose.

Thank you for the opportunity to comment on this application. Should you require more information or have further questions, please contact Michelle Ciccolo, Community Development Director at 978-562-2989 or mciccolo@townofhudson.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald M. Garcia', with a stylized flourish at the end.

Donald M. Garcia  
Chairman

Cc: Board of Selectmen  
Zoning Board of Appeals  
Planning Board  
Conroy Development Corp.  
Paul Giannetti, Atty. At Law  
Rep. Kate Hogan  
Sen. Jamie Eldridge