



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

Town Hall, Hudson, Massachusetts 01749  
978-562-2989

*Donald Garcia*  
*Chairman*

October 30, 2012

Lawrence Norris, Chairman  
Hudson Zoning Board  
78 Main Street  
Hudson, MA 01749

RE: Cabot Ridge Apartments Comments

Dear Mr. Norris:

On behalf of the Hudson Economic Development Commission, I submit the following comments regarding the review for Cabot Ridge Apartments.

From an economic development point of view, we were very disappointed to see these two parcels converted to residential use. But going forward, we must not forget the economic development ramifications that this new residential use implies. Pedestrian mobility connecting the residents of Cabot Ridge to both Wal\*Mart and the Center at Hudson (Stop & Shop Plaza) is of the utmost importance. As you know, the Route 85 Widening Project will greatly upgrade Washington Street with ADA compliant sidewalks and bike shoulders. Linking Cabot Ridge to this sidewalk network will allow Cabot Ridge residents access to goods and services throughout the Washington Street retail corridor. In fact, sidewalk connections up to Reed Road, most importantly Quail Run, would be beneficial to residents and businesses alike.

As part of a site selection solicitation, the EDC has heard that 2 Cabot Road can accommodate another 30,000 SF building, and the owner is looking to explore that possibility. With the induction of Cabot Ridge, the single access entry point off of Technology Drive is insufficient, as it is. If the addition at 2 Cabot does eventually come to fruition, the single access road will be at a level of service F, and completely unable to handle all of the generated traffic.

As Hudson continues to develop both residentially, it is important to start thinking of long term goals. Connecting Cabot Ridge residents to the Washington Street retail corridor is important. To connect them with goods and services downtown would be even better. Contributions to a future public transportation shuttle would help Cabot Ridge residents reach not only our downtown commercial

center, but also important services that are only located downtown, such as the Library, Town Hall, Post Office, and Senior Center, not to mention several churches.

Cabot Ridge is an important location to Hudson's economy, whatever its use. Its 176 units, hundreds of future residents, and subsequent traffic generation have important implications for Hudson's commercial viability.

Thank you for the opportunity to comment on this application. Feel free to contact me should you have further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald M. Garcia". The signature is stylized and cursive.

Donald M. Garcia  
Chairman

C: Hudson Board of Selectmen  
State Representative Kate Hogan  
State Senator Jamie Eldridge