

November 8, 2013

Donald Garcia, Chairman  
Town of Hudson  
Economic Development Commission  
78 Main Street, 3rd Floor  
Hudson, MA 01749

**Re: Home Rule Petition for Liquor Licenses**

Dear Chairman Garcia and Members of the Commission,

As you are aware, the Highland Commons shopping center continues to develop into a first-class, vibrant retail destination off of Coolidge Street on the Hudson/Berlin border. In connection with this ongoing development, we are proud both of the significant investment we have made in Hudson and also of our strong partnership with the Town, which continues to provide a variety of direct benefits to the Town and its residents, including employment opportunities and enhanced revenue. As we advance our plans to complete the full build-out of the shopping center, the introduction of new and exciting restaurant options is critical to the further success Highland Commons.

With this goal in mind, we are looking forward to the introduction of four new restaurants within the Hudson component of the shopping center. Construction of the first of these restaurants is expected to commence in 2014. These new restaurants will provide exciting new dining options, further activating the shopping center. In addition, the completion of these restaurants will provide new fees, enhanced tax revenues, meals tax receipts, as well as construction and permanent job opportunities, all benefiting Town residents. In total, these restaurants are anticipated to comprise approximately 25,000 square feet of new development within the shopping center, in the locations shown on the enclosed site plan, as previously approved by the Town.

However, one obstacle remains to the completion of this key development component - the lack of available liquor licenses necessary for these restaurants to locate in Hudson. Recently, members of the Board of Selectmen acknowledged this problem and expressed support for a legislative solution at their meeting on November 4th. As you may know, similarly-situated communities in Massachusetts have recognized the critical importance of making liquor licenses available in order to further important economic development initiatives. For example, a home rule petition sponsored by the Mayor and City Council of Quincy was recently adopted allowing for 27 additional liquor licenses to further the ambitious redevelopment plan for downtown Quincy.

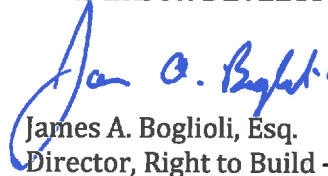
With a similar goal of overcoming the present license shortage in Hudson to facilitate long-planned development, we respectfully request that the Commission consider, and, if appropriate, forward to the Board of Selectmen, a recommendation that they develop a home rule petition for consideration by Town Meeting next spring. This petition would request that the State Legislature authorize the Town the ability to grant five (5) additional all-alcohol, on-premises restaurant licenses to qualified restaurant establishments within Highland Commons, subject to customary licensing regulations, protections and procedures. In considering this request, the Town may wish to also consider whether, included in such a petition, additional licenses may be necessary to further other economic development efforts within the Town.



570 DELAWARE AVENUE  
BUFFALO, NEW YORK 14202  
716.886.0211.P :: 716.886.1026.F

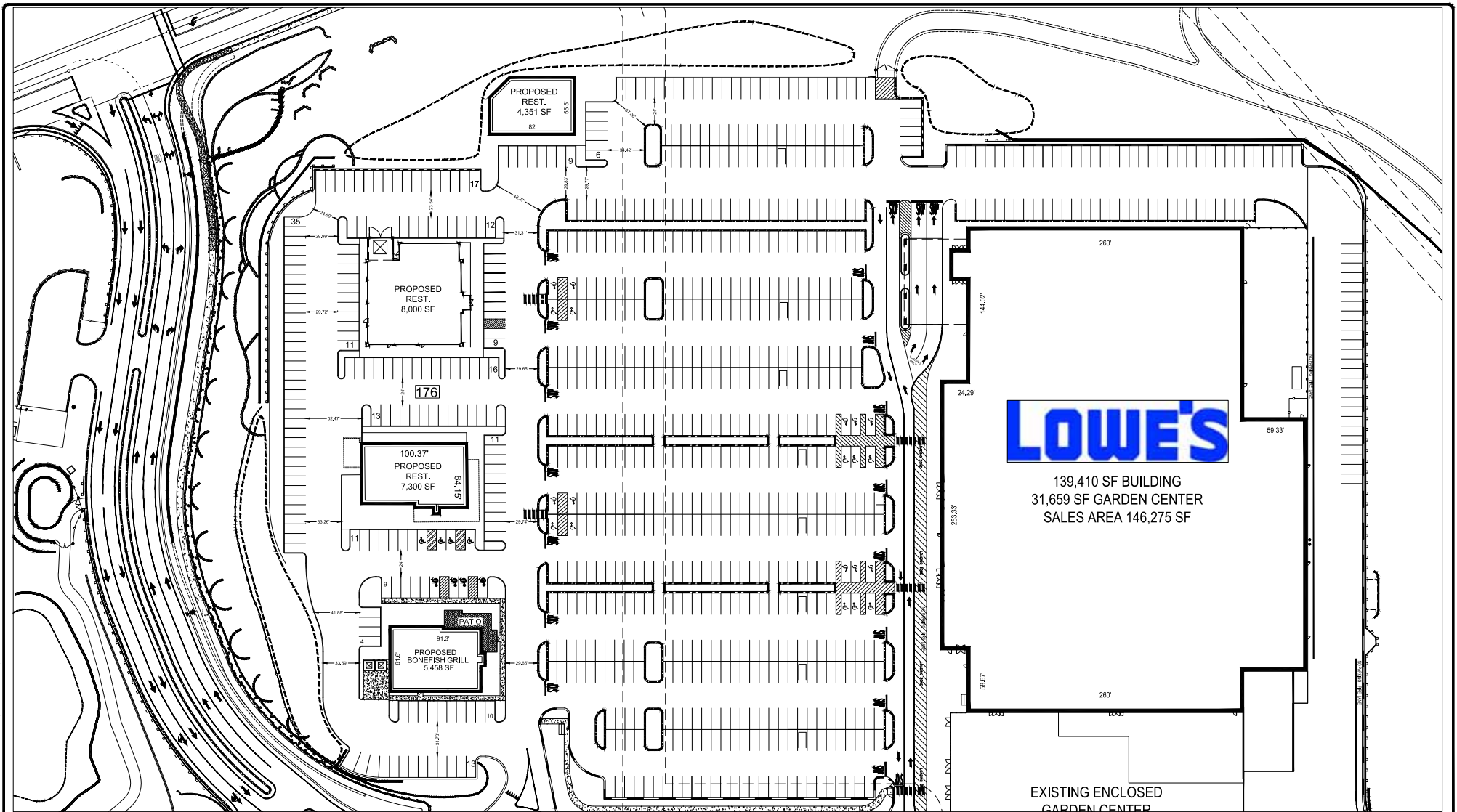
We appreciate your consideration of this request and look forward to the opportunity to review this matter in greater detail with you and others in the Town. Should you require any additional information or wish to discuss this matter, please do not hesitate to contact me either at (716)878-9626 or by e-mail at [JamesBoglioli@Benderson.com](mailto:JamesBoglioli@Benderson.com).

Thank you,  
**BENDERSON DEVELOPMENT COMPANY, LLC**

A handwritten signature in blue ink that reads 'James A. Boglioli'.

James A. Boglioli, Esq.  
Director, Right to Build - Northeast US

Enc.  
cc: Michelle Ciccolo, Community Development Director  
Peter Tamm, Esq., Goulston & Storrs.



**LOWE'S**

139,410 SF BUILDING  
 31,659 SF GARDEN CENTER  
 SALES AREA 146,275 SF

EXISTING ENCLOSED  
 GARDEN CENTER

**HIGHLAND COMMONS**

HIGHWAY SHOPPING CENTER  
 HUDSON/BERLIN, MASS.

3656 PROPOSED RESTAURANTS 10-31-2013

OCTOBER 31, 2013



**PROPOSED SITE PLAN**

DRAWN BY: DMN CHECKED BY: MMD SCALE: 1"=40'



THIS SITE PLAN SHOWS 8 CART CORRALS FOR RETAIL AB, 10 CART CORRALS FOR RETAIL C, AND 14 CART CORRALS FOR RETAIL I. THESE SPACES ARE NOT INCLUDED IN THE PARKING COUNTS.

THE OFFICE 'J' AREA HAS SPACE FOR 219 PARKING SPACES. 146 OF THESE SPACES WILL BE CONSTRUCTED. 70 SPACES WILL NOT BE CONSTRUCTED UNLESS WARRANTED BY ACTUAL PARKING DEMAND.

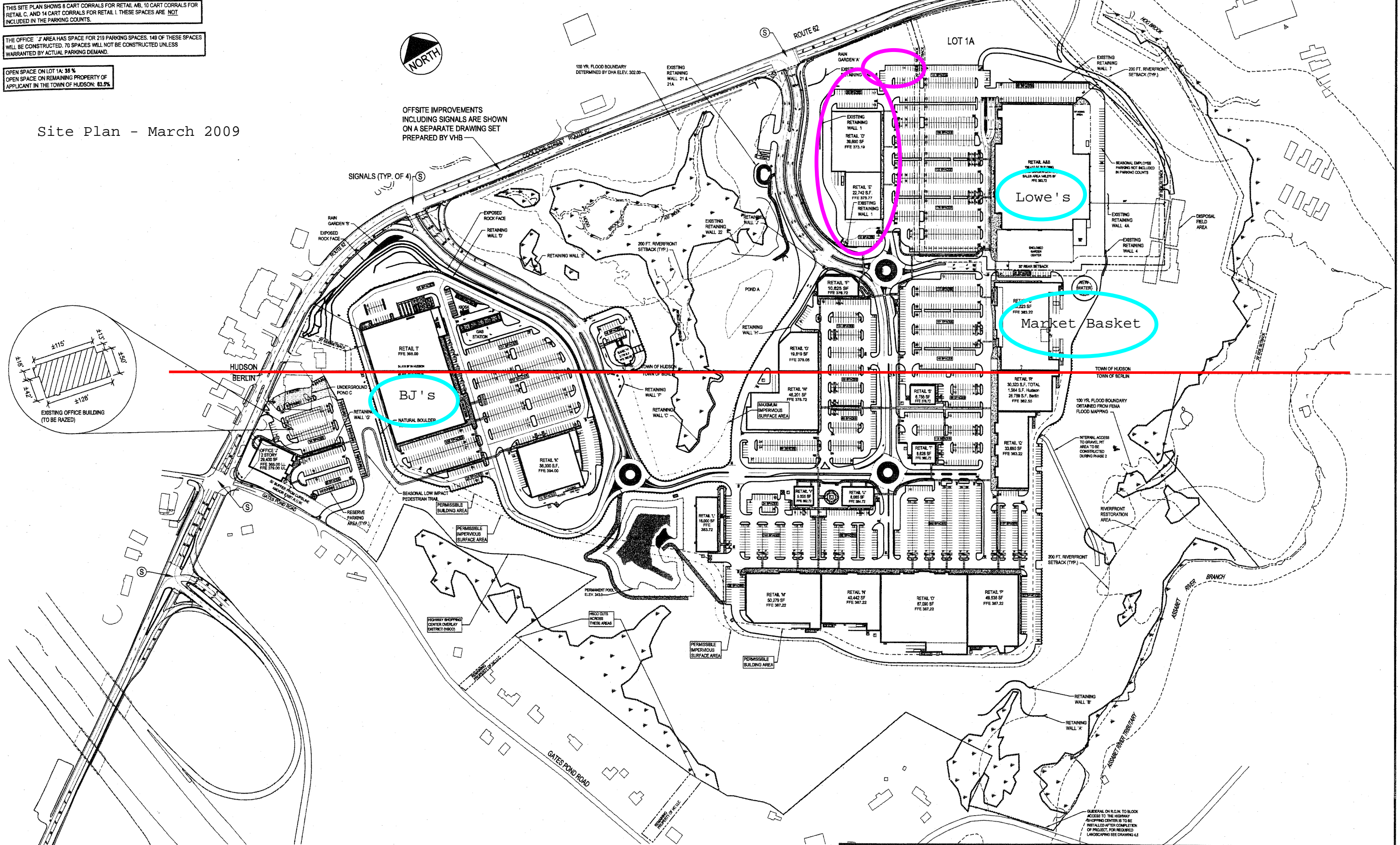
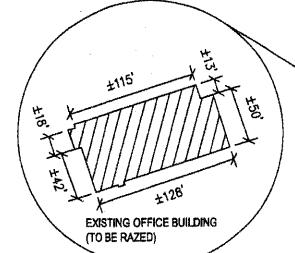
OPEN SPACE ON LOT 1A: 38%  
OPEN SPACE ON REMAINING PROPERTY OF APPLICANT IN THE TOWN OF HUDSON: 63.5%

Site Plan - March 2009



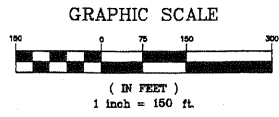
OFFSITE IMPROVEMENTS INCLUDING SIGNALS ARE SHOWN ON A SEPARATE DRAWING SET PREPARED BY VHB

SIGNALS (TYP. OF 4) (S)

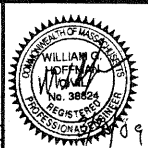


**NOTE A:**  
THE LOCATION AND QUANTITY OF CART CORRAL AREAS ARE SUBJECT TO CHANGE BASED ON SPECIFIC USER NEEDS. SPECIFIC INFORMATION ABOUT THE LOCATION OF THE CART CORRAL AREAS WILL BE IDENTIFIED ON BUILDING PERMIT PLANS AND/OR PURSUANT TO THE TERMS OF THE SITE PLAN APPROVALS.

**NOTE B:**  
ANY SKYLIGHTS, PARAPETS AND ROOFTOP MECHANICAL EQUIPMENT IN BERLIN SHALL BE SET BACK AT LEAST 175 FEET FROM THE BOUNDARY OF AN ADJOINING RESIDENTIAL DISTRICT IN BERLIN. THE DIMENSIONS OF ALL SUCH FEATURES SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION 445.3 OF THE BERLIN ZONING BY-LAW.



REV	DATE	DESCRIPTION	REVISIONS
7	03-31-09	AMENDED SITE PLAN SUBMISSION TO THE TOWN OF HUDSON	
8	03-19-09	TOWN OF BERLIN SITE PLAN SUBMISSION	



PROJECT: **HIGHLAND COMMONS  
HIGHWAY SHOPPING CENTER  
HUDSON / BERLIN, MASS.**

SHEET TITLE: **OVERALL SITE LAYOUT PLAN**

CLIENT: **HIGHLAND COMMONS ASSOC., LLC**

DeLUCA-HOFFMAN ASSOCIATES, INC.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
(207) 775-1121  
DeLuca@offman.com

DRAWN: KEW DATE: JUNE 2008  
DESIGNED: WGH SCALE: 1" = 150'  
CHECKED: WGH JOB NO. 2257  
FILE NAME: 2257-PH2-SP-C29E  
SHEET: 2.0

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