



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – December 18, 2018

The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:00 PM, Mr. D'Amelio called the meeting to order.

Present: Bob D'Amelio, David Daigneault, Dirk Underwood, Rodney Frias, Steve Goldberg and Jack Hunter, Director.

Minor Modification – 71 Parmenter Road – AT&T and ION – Co Locators on existing Tower

Mr. Hunter reminded the Board that both parties before the Board are looking to co-locate on the existing tower at 71 Parmenter. Because of the potential for ice damage the Board asked both parties to appear before them along with a representative from the property owner.

Mr. Halie from AT&T presented his proposal and stated that the tower was nearing its limitation on the capacity of the existing tower.

Mr. DiBenedetto, Hancock Associates next spoke representing ION Media for another co locator and representing the owner of the property, Vertical Bridge Holdings.

Mr. DiBenedetto stated that if these two co locators were allowed then the Tower would be at its capacity and no other co locators would be possible. He also noted that the owner was well aware of the potential for ice damage and if and when they came forward with a Definitive Subdivision accommodations would be made.

Mr. Goldberg asked about the proposed ice bridge.

Mr. DiBenedetto answered that this was a proposed precaution to any future ice damage.

Having heard no further comments Mr. D'Amelio felt this was an administrative matter and no further action was necessary of the Board. He thanked the participants for coming in.

Minutes –December 4, 2018

Mr. Goldberg, seconded by Mr. Daigneault moved to approve the minutes of December 4, 2018.

Vote: 3-0-2 (D'Amelio and Frias abstained)



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Form A Approval Not Required – Murphy Road – EH Perkins

Mr. Underwood declared he is an abutter and therefore cannot participate in the next two items. Atty. Giannetti representing EH Perkins for the ANR presented the plan to merge two lots both owned by EH Perkins into one lot.

Hearing no further questions from the Board Mr. D'Amelio asked for a motion.

Mr. D'Amelio, seconded by Mr. Goldberg moved to endorse the Form A for EH Perkins on Chestnut and Murphy Roads.

Vote: 4-0-0 to endorse

Public Hearing – Countryside Estates – Retirement Community – EH Perkins – Chestnut and Murphy Roads

Atty. Giannetti introduced the project to the Board. He noted that Town Meeting in May 2018 placed the Retirement Community Overlay District on this property and now the owner EH Perkins was ready to build an Over 55 Development totaling 58 standalone condominium units.

Mr. Parente, engineer for the site, reviewed the plans as to utilities, access, fire access, and drainage. He explained that they have met with the Department Heads and was in the process of addressing their concerns.

Next Mr. D'Amelio explained to the public how the public hearing would proceed with questions from the Board first then questions from the public.

Having heard no further questions from the Board Mr. D'Amelio opened the floor for questions.

Thomas Conner, 61 Brooks Street stated his concerns about drainage onto his property and asked about the status of the brook next to the site?

Mr. D'Amelio answered that the stream has been certified by the Conservation Commission as an intermittent stream therefore there was only a 100 foot buffer from the site required. He also noted that the Towns engineer will be reviewing the drainage and will assure all of us that no additional drainage will be allowed to run off site.

Mr. Conner also asked that the existing catch basin on Brook Street be cleaned out.

Steve Newcomb, 54 Brook Street, also expressed his concern about the drainage and added that they have been experiencing a beaver problem as well. He suggested additional detention



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basins be added to slow the flow and that a backup generator be mandated to pump water from the site when necessary.

Mike Scott, WMD went over his preliminary review of the proposal. He stated that the main features he is looking at are Stormwater; Septic plans, fill areas; and site distance.

Mr. Hunter next went through his memo to the Board outlining the various concerns department heads had regarding the plans. These included lack of a Landscaping Plan; easements for water lines, lack of Architectural Plans, need for Master Deed and need for Condominium documents.

Alan Wiener, 1 Sandy Knoll, asked that Site distance is looked at both at his property, but also at the proposed access to the development.

Donna Blunt, 44 Brook Street added that she too has drainage issues and had a concern about the proposed septic system.

Jeff Wood, Building Commissioner stated that he had a question as to whether the plans meet the Retirement By Law especially as it relates to Sandy Knoll.

Atty. Giannetti replied that he would schedule a meeting with Mr. Wood to go over his concerns.

Mr. Frias, seconded by Mr. Goldberg moved to continue the Hearing for Countryside Estates to Tuesday January 8, 2019 at 7PM

Vote: 4-0-0 to approve

Adjournment

Mr. Goldberg, seconded by Mr. D'Amelio moved to adjourn at 8:24 PM.

Vote: 4-0-0, Unanimous

Document List December 4, 2018

Documents	Location
AT&T and ION Media Plans – 71 Parmenter	P & CD office
PB Minutes 12.4.18	P & CD office
Form A Plans Murphy and Chestnut	P & CD office



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Plans, letters and memos for Countryside Estates	P & CD office

Cc: Town Clerk
Department of Public Works
Jeff Wood, Building Commissioner