
Town of Hudson Master Plan Introductions and Interviews - May 30, 2012

Assuming no constraints, what is your greatest wish or vision for Hudson?

- Hudson will be a thriving community, with life in the downtown area with a business/residential mix
- Rezoning of the Rt. 85 connection area
- Implement roadway restructuring plan
- Better maintenance of parks, roadways, sidewalks
- More consistent sign bylaws
- Better sewer systems
- Adopt a blight bylaw
- Create a gateway to town/downtown
- More industrial growth
- Control growth
- Health of the Assabet River
- Better roads
- Commercial growth downtown; make downtown shops more presentable
- Provide more parking
- Keep infrastructure up to date
- Departmental efficiency
- Build a parking garage downtown
- Raising student achievement

What do you most appreciate about Hudson?

- It still has a rural aspect that should be preserved, but be realistic
- Mills
- Support the town has given DPW
- Departments work well together
- Small community feel
- Diversity
- Schools
- Town administration
- Compact size of town
- Close working relationships with other departments
- River
- Light and Power Department
- Geographic location
- Sense of community
- Business-like community
- Good sense of community
- Recreation Department

What are your biggest concerns?

- No master plan in years
- Not part of a regional transit system
- Need to implement the plan
- Lack of funding for infrastructure
- Balance of growth with delivery of services
- Source of water
- Hudson lags behind in health issues
- Underfunded public health
- Maintain infrastructure as town grows
- Uncontrolled growth
- Lack of long-range plan
- Taxes
- Maintaining competitively low electric rates
- Outgrowing existing infrastructure
- Too much traffic
- Urban blight
- Adequacy of resources
- Good land taken - only marginal land left
- Vacant stores
- Lack of parking

What questions would you wish to have answered by this master planning effort?

- Implementation is key
- Strong public health component - walkability, biking, access to food and health care facility
- Rural/Urban Feel
- Maintenance of facilities
- What does community as a whole think is the vision
- How well changes in zoning/trends impact populations over time
- Traffic control
- Business incentives
- Growth control
- Build out plan to control rate of growth
- More affordable housing (low income and elderly)
- More police presence
- How people reconcile their desires with ability to finance those wishes
- Less residential development
- More commercial industrial development - built up tax base

What advice do you have for making sure the community outreach touches as many groups and individuals as possible?

- It is always that same people that participate
- Not just elected officials
- Average people
- Realtors

- Not just electronic communication, especially for immigrant populations
- Chamber of Commerce as a resource
- Internet/Facebook/Twitter
- Surveys
- Households that don't speak English
- List Serve (i.e. School department list)
- Cable TV
- Open meetings
- Flyers and advertising posters
- Web/email
- Rotary, businesses, Chamber, schools

What are the most politically sensitive local issues and how do they relate to the planning process?

- Rt. 85
- Philosophy of the town
- Parking
- Taxes
- Infrastructure (and the balance between taxes and maintaining/improving infrastructure)
- Maintaining low electric rates
- Huge school budgets
- 40B
- Some anti-government sentiment

What are the most important development and zoning issues facing the Town?

- Highland Commons
- 40B developments
- Zoning needs to reflect what you want
- Limiting drive-throughs
- Sidewalks
- Assabet trail not connected to stores, schools
- Sewer + water expansion
- Affordable housing requirements
- Correctly developing available land
- Cell phone reception in center part of town
- St. Michael's vacant property
- Too many apartment complexes
- High population density
- Historical Commission being too inflexible
- Utilize existing zoning in a better way
- Affordable housing
- Balkanized zoning, industrial zones located in several areas without planning, pyramid zoning scheme
- Rt. 85

Hudson's three greatest Strengths

- 495/290
- Bike trail
- Schools
- Town willing to move forward
- Close knit, not a highly transient population
- Community
- Diversity
- Location
- Town management
- Size of community
- Sense of community
- Geographic location
- Senior Center
- Hudson Light and Power Department
- Police Department
- Great workforce
- Arts and culture
- People "down to earth"
- Youth sports and recreational programs
- Volunteerism
- Beautiful architecture
- Town administration
- Schools and condition of schools
- Fiscal condition of town

Hudson's three greatest Weaknesses

- Downtown parking
- Lack of public transportation and good train connections
- Recreation facilities
- Downtown is dead at night
- Lack of things to do
- Roads
- Infrastructure
- Maintenance
- Perception that downtown is not attractive or thriving
- Uneven distribution of low-income families
- Lack of school options
- Traffic
- Road conditions
- Urban blight
- Low property values
- Limited amount of land development
- No additional sewer capacity
- Lack of parking on Main St
- Bad roads

- Vacant stores
- Business vs. residential tax rate

Hudson's three greatest Opportunities

- Restaurants/downtown-how do you fill it
- Mills - look at zoning to enable redevelopment
- This planning process - policies and guidelines
- Tighter sign bylaw
- Downtown vacancies
- Create code enforcement team
- Incorporate design guidelines
- Blight
- Finding an identity and capitalize on it
- Downtown
- Architecture
- Schools
- Highland Commons mall
- Downtown shops
- Small businesses
- Town is generally viewed as a desirable place to live

Hudson's three greatest Threats

- How does town attract business vs. Marlboro
- Ignore public health
- Health indicators continue to head downwards
- Politics
- Intel going out of business
- Inappropriate use of vacant land/open space
- Assabet River
- Too much growth
- Taxes too high
- Too many apartment/condominium complexes
- Fiscal limitations
- Vacant Catholic school building