



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – March 15, 2016

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

Present: Rodney Frias, Dirk Underwood, Tom Collins, David Daigneault and Kristina Johnson, Assistant Director.

304 Cox Street, *Site Plan Review*

The Board is in receipt of an email dated March 14, 2016 from the applicant requesting a continuance to the Board's meeting of April 5, 2016.

Dirk Underwood, seconded by David Daigneault, made a motion to continue the public hearing for 304 Cox Street until April 5, 2016 at 7:00 PM.

Vote: 4-0-0, Unanimous.

59 Apsley Street, *Site Plan Review – Dave Rykbost*

Present were: Daniel Campbell, Level Design Group
Dave Rykbost, Applicant

Mr. Frias convened the Public Hearing.

Mr. Campbell stated that the applicant is seeking to expand and reconfigure the parking lot on the property located at 59 Apsley Street. The plan has been before the Internal Traffic Committee at which point they requested more information regarding lighting and snow storage as well elevations and utility details that needed to be added to the plans. Details for spot grades, existing and proposed utilities including the oil water separator for the two new drive-in doors have been added to the plans.

Parking has been added at the existing front of the structure. Handicapped access has been restriped. New lighting is being proposed over the two drive-in doors as well as lighting on the existing sign at the front of the building. A photometric plan has been submitted.

There was no input from the public.

Tom Collins, seconded by David Daigneault, made a motion to close the public hearing for 59 Apsley Street.

Vote: 4-0-0, Unanimous.



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Mr. Frias noted that this project still needs to obtain a special permit from the ZBA.

Dirk Underwood, seconded by Tom Collins, moved to approve the plan entitled "Building Redevelopment Plan" as drawn by Level Design Group of Plainville, MA last revised February 10, 2016 and authorize the Agent to sign with the following conditions:

- 1. A list of 24-hour emergency contact information must be provided to the Planning Director and the DPW at the pre-construction conference.**
- 2. Hours of operation will be Monday through Saturday 7:00 a.m. to 5:00 p.m. No work or operation of machinery may happen before 7:00 a.m. in accordance with the Town's noise by-law or after 5:00 p.m. Per the Massachusetts General Laws, work on Sundays and holidays need to be permitted on a case by case basis by the Chief of Police.**
- 3. Prior to the commencement of authorized site activity, the Planning Board Office shall be given 48 hours written notice. If the activity at the Project site ceases for longer than 30 days, 48 hour written notice shall be given to the Planning Board Office prior to restarting the work.**
- 4. A copy of this Decision and all final approved Plans shall be kept at the Project Site.**
- 5. Members of the Planning Board shall have the right to enter the Project Site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Project Site for these purposes shall comply with all safety rules, regulations and directives of the Applicant or the Applicant's contractors.**
- 6. The Planning Board's erosion control plan as attached shall be adhered to and governed. All erosion control shall be in place and approved by the Planning Director before construction begins. Weekly erosion control reports shall be submitted to the DPW and the Planning Department no later than noontime on Fridays.**
- 7. A final occupancy permit shall not be issued until an as-built plan indicating lot grading and drainage system BMP's has been confirmed to be consistent with the approved plans to the Planning Director's reasonable satisfaction.**
- 8. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW and the Planning Director will be notified immediately. The DPW will make the final decision on how to proceed or if they are unable to make any decision the matter will be referred back to the Planning Board for review.**

Vote: 4-0-0, Unanimous.



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710 Main Street, Site Plan Review – Lake Boone Ice

Present were: Steve Poole, Lakeview Engineering Associates
Donald McCarthy, Applicant
Mike Scott, Waterman Design Associates

Mr. Frias convened the Public Hearing.

The applicant is proposing to build an additional 3,900 square feet of space at the back of an existing building on the property located at 710 Main Street (Lake Boone Ice Company, LLC). The addition will consist of a loading area and an area for a freezer and storage.

The applicant is proposing to resurface and reconfigure the existing parking area. This will create additional parking as well as allow the trucks to flow through the site more easily. Currently the large trucks are parked at the front of the building and this new area would have space to store the large vehicles out of sight.

The drainage on site will be collected through two infiltration systems at the rear of the sight and one in the front under the parking lot with trench drains across the entrance.

All the day to day operations are done in the existing building which will serve as office space one the addition is done.

Parking for the small retail operation has been provided. There will be a total of 8 spaces for retail use, one of which is a handicapped space. Six parking spaces will be provided for employee parking. Currently there is 27% of impervious area on the site this will increase to 56%.

There is an existing vinyl fence along the back side of Rock Ave. which the applicant is proposing to extend.

Lance Nelson, 5 Rock Avenue noted his concern as the plan being presented is one that was not approved a few years ago. Mr. Poole stated that the plan is very similar however there are some differences. Mr. Nelson said that the owner is ignoring conditions of the special permit which require a 50 feet tree buffer along the back of the property and Rock Ave. He suggested that the building expansion be erected toward the industrial side of the property not near the residential side and the required trees be planted in order to create a sound barrier.

Mr. McCarthy said that the wooded area has not been touched it is just overgrown to the point is just not wooded anymore. He explained that he has also added \$8,000 worth of bushes and shrubs to provide screening for the abutters as well as himself. Mr. McCarthy is willing to add landscaping to please the neighbors.



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Marilyn Michela, 18 Rock Avenue asked how far it is from the back of the building to the houses on Rock Ave. Mr. Poole said it is 34.5 feet and noted that the rear setback is 15 feet.

Christopher Theriault, 6 Rock Ave. stated that his house is very close to the property line and the proposed parking will be steps from his front door. He added that the lighting on the site will increase as well as the noise. The snow storage area is a concern as Mr. Theriault feels that the location of that area will cause the water to run down onto his front lawn and pool there as his yard floods every time it rains.

Mr. Theriault noted that the dimensions on the plan do not seem to reflect them accurately. Ms. Johnson asked if a new base survey had been conducted. Mr. Poole said no that the existing conditions plan was used and was simply modified.

Mr. Frias asked for a copy of the original special permit for the Board to review.

The Town's peer review consultants have reviewed the project. Mr. Scott stated that he agrees with the abutters that an appropriate discussion to have would be in regards to screening as this is a non-conforming use and it is a residential neighborhood.

Mr. Daigneault asked if any of disabled vehicles in front of the gas station are on Mr. McCarthy's property. They have been in the past but not currently.

Mr. Collins asked what the differences are from this plan to the original plan that had previously come before the Board. Mr. Poole stated that additional parking has been added and some other minor changes to the front of the building.

Mr. Underwood asked what the lighting at the back of the building will be. Mr. Poole stated that there will be lights around the doors.

Mr. McCarthy stated that his ultimate goal is to improve the aesthetic look of the business and to bring the entire operation of the business inside the building.

Jane Theriault, 6 Rock Avenue would feel better if the applicant submitted revised plans that showed a fence and a buffer that would extend the entire property as well lighting.

Brandon Parker, 7 Stratton Road stated that the buffer needs to be maintained as this is a condition of the special permit.

Mr. Frias would like revised plans and more information submit for the next meeting. The Board agreed. Mr. Collins would like the architectural renderings to see what the back of the building will look like.



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David Daigneault, seconded by Mr. Collins, made a motion to continue the public hearing for 710 Main Street until May 3, 2016.

Vote: 4-0-0, Unanimous.

34D Old Stow Road, *Site Plan Review – Southern Sky Renewable Energy*

Present were: John Henry, BETA Group

Frank McMahon, Southern Sky

Mike Harrington, Southern Sky

Mr. Henry explained that the applicant is proposing to install a five megawatt solar facility at the former closed Hudson/Stow Landfill in the SA-8 single family district. There is a capped portion of the landfill in the center of the site and there is a former gravel pit to the south of the center. The site is approximately 80 acres with the Hudson portion being slightly over 40 acres.

Currently there is a former access road into the site that comes in off Old Stow Road this road continues around the base of the landfill and comes back out at the same point. There are numerous wetland systems around the site. There is one to the north in Stow and other isolated areas around the gravel pit area. There is also a 200 foot river front area of the Assabet River.

The solar panels will be installed on a 2 acre area of the capped top of the landfill. The rest of the panels which is about 7 – 8 acres will be in the former gravel pit. Some grading will be done in the former gravel pit area to smooth out the base. The transformers and inverters will be installed north of the panels. Utility poles will be installed to transmit the power to the roadway. The applicant is still working with Hudson Light & Power to secure an exact location for the connection.

A drainage report for the storm water has been submitted. It shows that all the storm water will be infiltrated on site.

A special permit from the Zoning Board is required as a portion of the project is in the floodplain.

Mr. Henry stated that the solar farm is an exempt use under MGL Chapter 40A.

Denise Reid, 8 Brenton Wood Road asked who will benefit from the energy being generated at the site. Mr. Henry stated that it will be purchased by Hudson Light & Power (HLP) and will service the energy supply for any of the communities that HLP provides energy to.



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Kristin Knight, 8 Elaine Circle asked about the power lines with regards to obstructing her view. Mr. Henry stated that this a wooded area for the most part the project plans to keep anywhere from 40 to 140 feet of buffer depending on the location. There will be very minimal tree cleared only in one corner and will still maintain a minimum 40 foot buffer. Most of the lines will be underground at some point it will come to a station and connect into the HLP system.

Ms. Knight asked if there is a plan to mitigate any disturbances to the local wildlife. Mr. Henry said yes and they will be presenting a plan to the Conservation Commission in the coming days.

Richard Ameral, 28 Old Stow Road noted his concern for the trucks entering and leaving the facility during construction. He explained that the last time work was done there was a lot of sand and gravel was brought out onto the road. Mr. Henry assured Mr. Ameral that they will work with the abutters to ensure this will not happen.

Mr. Ameral asked how big the switch gear going to be. Mr. McMahon stated that the connection that will on the pole will be approximately the size of a normal sheet of paper.

Brandon Parker, 7 Stratton Road asked if they will be removing any gravel from the site. Mr. Henry stated that they will try to balance the site but cannot guarantee that some will not be removed.

Mr. Parker asked how they will maintain the vegetation on the site. Mr. Henry stated that unless it is interfering with the panels they just let it grow however he did assure him that they do not use any herbicides. He then asked if there would be lighting on the site. Mr. Henry said no.

Joshua Vogan, 31 Zina Road asked in the power lines could all be placed underground. Mr. Henry stated that would be HLP's decision to make.

Mr. Daigneault asked if it is visible from Town streets. Mr. Henry said it is only visible from the corner of one abutter's back yards.

Dirk Underwood, seconded by David Daigneault, made a motion to close the public hearing for 34D Old Stow Road.

Vote: 4-0-0, Unanimous.

Dirk Underwood, seconded by Tom Collins, made a motion to approve the plan entitled "Hudson Stow Landfill Solar Facility Hudson, Massachusetts" as drawn by Beta Group, Inc. of Norwood, MA dated February 15, 2015 and Authorize the Agent to sign with the following conditions:



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6. The Planning Board's erosion control plan as attached shall be adhered to and governed. All erosion control shall be in place and approved by the Planning Director before construction begins. Weekly erosion control reports shall be submitted to the DPW and the Planning Department no later than noontime on Fridays.
7. A final occupancy permit shall not be issued until an as-built plan indicating lot grading and drainage system BMP's has been confirmed to be consistent with the approved plans to the Planning Director's reasonable satisfaction.
8. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW and the Planning Director will be notified immediately. The DPW will make the final decision on how to proceed or if they are unable to make any decision the matter will be referred back to the Planning Board for review.
9. The applicant will conduct daily street sweeping at the entrance / exit to the site.

Vote: 4-0-0, Unanimous

173 Washington Street, Request for Minor Modification

Present was: Jesse Johnson, Bohler Engineering

The Board is in receipt of a letter from Mr. Johnson dated March 4, 2016 requesting a minor modification to the approved plans for 173 Washington Street. The applicant is proposing to shrink the size of the building in order to add a patio with outdoor seating. The footprint of the



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building will not change. The building will be reduced by approximately 500 square feet. The total number of seats will not change they are simply taking 20 of the seats indoors and bringing them outside to the patio area. There are no changes to the parking or the access.

However as a result of adding the patio the applicant wanted to make a connection between the sidewalk and the patio area. This will create an additional 400 square feet of impervious surface.

Alyson Hay, 11 Maxwell Circle asked if this will change the lighting. Mr. Johnson said no. Ms. Hay also noted her concern regarding trash. Mr. Johnson stated that the franchisee is the one who is charged with maintaining the site and keeping it clean.

Denise Reid, 8 Brenton Wood Road asked if the applicant is proposing additional landscaping. Mr. Johnson said no.

Ms. Johnson stated that she will have the Town's peer review engineer review the changes and verify all the locations of the stakes once this is confirmed the Board will sign off on the plans.

Dirk Underwood, seconded by David Daigneault, moved to accept the changes to the site plan at 173 Washington Street as shown on the plan entitled "Site Development Plans" as drawn by Bohler Engineering of Southboro, MA dated October 8, 2015 last revised March 3, 2016 as minor modifications with no further action required by the Planning Board.

Vote: 4-0-0, Unanimous

Madison Place, *Private Road Name Change*

Present was: Brian Bush, Heritage Properties

Mr. Bush informed that Board that the project is currently under construction. Upon approval the development was named Cabot Ridge. Approximately a year later it was sold and renamed Madison Place. The name has changed yet again to Matrix Hudson and the applicant is requesting that the road name be changed to Matrix Way. The Zoning Board approved the name change but stated that the Planning Board would need to approve the road name change.

Mr. Frias stated he had no issues with the change but would prefer that the Internal Traffic Committee agree with the change. The Board agreed.

Rodney Frias, seconded by Dirk Underwood, made a motion to approve the change of name from Madison Place to Matrix Way pending approval from the Internal Traffic Committee.

Vote: 4-0-0, Unanimous



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Staff Report, Zoning Update

Ms. Johnson informed the Board that the warrant article for the rezoning of the C1 District in the down town has been added to the May Town Meeting Warrant. Mr. Daigneault worked as the Board's liaison during the process of drafting the by-law.

The planning department along with its consultant and Waterman Design will be holding a public forum on April 13, 2016. They will also be soliciting ideas for developing design guidelines as part of the rezoning during the forum.

Ms. Johnson also stated that they will be putting out a Request for Proposals (RFP) to engage a consultant to assist in a comprehensive rezoning project. Money had been appropriated at Town Meeting last year.

Minutes

Dirk Underwood, seconded by David Daigneault, made a motion to approve the minutes of January 19, 2016 as amended.

Vote: 3-1-0, Tom Collins abstained.

Dirk Underwood, seconded by David Daigneault, made a motion to approve the minutes of February 2, 2016 as written.

Vote: 4-0-0, Unanimous.

Adjournment

Dirk Underwood, seconded by David Daigneault, moved to adjourn at 9:00 PM.

Vote: 4-0-0, Unanimous

Document List March 15, 2016

Documents	Location
59 Apsley Street site plan review application and plans	Planning Office
710 Main Street site plan review application and plans	Planning Office
34D Old Stow Road site plan review application and plans	Planning Office



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Request for Minor Modification – 173 Washington Street & Plans	Planning Office
Minutes January 19, 2016	Planning Office
Minutes of February 2, 2016	Planning Office

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