



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – May 17, 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: Bob D'Amelio, Rodney Frias, Dirk Underwood, David Daigneault, Steve Goldberg and Jack Hunter, Director.

710 Main Street, Lake Boone Ice, Site Plan Review Cont...

Present were: Steve Poole, Lakeview Engineering Associates
Donald McCarthy, Applicant

Mr. Poole explained that some landscaping changes have been made to the proposed plans as discussed at the last meeting. They are proposing to plant Canadian hemlocks that will be approximately 12 – 14 feet tall. A mix of hydrangeas, rhododendrons and azaleas (minimum of 20 plants) will be scatter along the slope between the hemlocks. The proposed fence has been changed as well, instead of bringing it off at an angle it will brought straight across to the property line.

Three notes have been added to the plan:

1. There will be no access from the site to Rock Ave.
2. There will be no overnight parking between the building and Rock Ave and all trailers will be parked in the building overnight. No icehouse related parking on Rock Ave at any time.
3. A single wall packed light will be installed on the east side of the building with no lighting on the rear of the building as per the order of conditions.

Lance Nelson, 5 Rock Ave stated that there is not enough area in the parking lot to accommodate all the trucks. Mr. D'Amelio stated that it is the Town's responsibility to make sure that all conditions are met and remain as such.

Marilyn Michela, 18 Rock Ave noted that almost the identical plan came before the Planning Board approximately 10 years ago and was denied so why would the Board approve it now. Mr. D'Amelio stated that the last time the applicant was not as agreeable regarding the changes the Board wanted made to the plans. Ms. Michela said that the footprint is the exact same as last time and the only thing that has changed is the inclusion of landscaping and fencing. She also stated that there is a bus stop right there and thinks it's a public safety issue as well.

Chris Theriault, 6 Rock Ave stated that the value of his house will decrease because of this and does not want this to be approved. His wife Jane echoed his sentiments.



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Mr. McCarthy stated that he is simply trying to improve the building and with that improvement he believes that it will improve the aesthetics of the surrounding area. He feels he has been a good neighbor and said he just wants to do the right thing for the neighbors as well as for his business.

Rodney Frias, seconded by Dirk Underwood, made a motion to close the public hearing.

Vote: 5-0-0, Unanimous

Rodney Frias, seconded by Dirk Underwood, made a motion to approve the plan entitled "Site Plan 710 Main Street Hudson MA" as drawn by Lakeview Engineering Associates of Hudson, MA last revised May 13, 2016 and authorize the Agent to sign with the following conditions:

- 1. Prior to the issuance of a Building Permit, a true photocopy of the Planning Board's decision as registered at the "Middlesex South County Registry of Deeds" shall be submitted to the Hudson Department of Planning and Community Development.**
- 2. A list of 24-hour emergency contact information must be provided to the Planning Director and the DPW prior to any work being done on site.**
- 3. Hours of construction 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.**
- 4. Prior to the commencement of authorized site activity, the Department of Planning and Community Development 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 Office of Planning and Community Development prior to restarting the work.**
- 5. A copy of the conditions and all and all final approved Plans shall be kept at the Project Site.**
- 6. Members or agents 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.**
- 7. The Planning Board's erosion control plan shall be adhered to and govern. All**



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erosion control shall be in place and approved by the Director of Planning and Community Development before construction begins. Weekly erosion control reports shall be submitted to the DPW and the Department of Planning and Community Development no later than noontime on Fridays.

8. 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 at the Director of Planning and Community Development reasonable satisfaction.
9. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW and the Director of Planning and Community Development 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.
10. A pre-construction conference shall be held prior to the commencement of construction, to include, at a minimum, the developer, engineer of record, the Director of Planning and Community Development, Building Commissioner, a representative of Waterman Design Associates (WDA), the DPW, the Police Department, and the Fire Department.
11. The approved plan includes three subsurface storm water infiltration systems. The Board's consultant shall review the installation of each system at the following stages of construction, 1) bottom of excavation prior to placement of crushed stone bedding, and 2) during installation of perforated pipe or chambers, and crushed stone. The Applicant shall provide at least forty-eight (48) hours' notice for inspections

Vote: 3-0-2, Mr. D'Amelio and Mr. Goldberg not voting.

173 Washington Street, *Minor Modification*

Present was: Jesse Johnson, Bohler Engineering
Brian Leahy, Saxon Partners

Mr. Johnson explained that at the last meeting the Board requested that he return with a final architectural design for the dumpster which is being relocated to a more prominent location near the entrance / exit. Because of the new location the Board felt that it needed to be more aesthetically pleasing.

Mr. Johnson is proposing a three sided brick faced enclosure which will match the brick being used on the building. There will be plantings in the area as well.

At the last hearing Mr. D'Amelio had stated that his only concern was that the proposed changes had not been reviewed by the Fire Chief. He asked that Mr. Johnson contact the Fire Chief to review whether a fire truck can still get around the site even with the reduced on one



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side of the wall. Chief Blood responded in an email that this was acceptable and Mr. Hunter has a copy of this email for the record.

Rodney Frias, seconded by Bob D'Amelio, made a motion that the conditions for the minor modification have been satisfied.

Vote: 5-0-0, Unanimous.

Mr. Leahy explained to the Board that when they were discussing buying this property he had discussions with the DPW regarding the utilities being extended from the road onto the site. This never happened as the reconstruction of the road was a state project and this was most likely not coordinated. One of the conditions of approval (#13) states that the applicant will apply to the DPW for an exception to cut the road in order to tie in the utilities. Mr. Leahy stated that they are getting some resistance from the DPW. He went on to say that this project cannot go forward without resolving this issue.

The Board agreed that this discussed various times during the hearings for this project. The previous DPW Director had stated that he would allow the applicant to cut into the road to tie in the utilities.

Mr. Hunter will call Mr. Ryder, Director of Public Works.

Minutes

Dirk Underwood, seconded by Bob D'Amelio, made a motion to accept the minutes of May 3, 2015 as written.

Vote: 4-0-1, Mr. Goldberg not voting.

Adjournment

Rodney Frias, seconded by David Daigneault, moved to adjourn at 8:00 PM.

Vote: 5-0-0, Unanimous



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Document List May 17, 2016

Documents	Location
Architectural Design – Dumpster- 173 Washington St.	Planning Office
Email from Chief John Blood regarding turning radii	Planning Office
Minutes of May 3, 2016	Planning Office

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