



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – June 7, 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, Dirk Underwood, David Daigneault and Jack Hunter, Director.

Brigham Hill Estates: Release Bond / Rail Trail Easement

Present were: Linda DiLiddo, Ashbury Realty Trust
Thomas DiPersio, Jr., Engineer
Michael Norris, Atty. at Law
Aldo Cipriano, Town Counsel

Bond Release

The Board is in receipt of a letter from Ms. DiLiddo requesting further release of the bond to include the amount for street sweeping. In January the Board released a portion of the bond and left a remaining balance of \$104,288.50 for Brigham Hill III, Phase I contingent on the applicant submitting plans for the rail trail easement. The bond was never officially released as the plans were only submitted last month. Ms. DiLiddo is requesting that the amount to remain would be \$100,000.

The Board agreed to release \$125,400 contingent on confirmation from the DPW that the road is being swept leaving a remaining balance of \$100,000 (retainage).

Dirk Underwood, seconded by Bob D'Amelio, made a motion to release \$125,400 of the bond for Brigham Hill III, Phase I and leave a remaining balance of \$100,000.

Vote: 3-0-0, Unanimous

RailTrail Easement

The applicant submitted plans for the easement at the Board's last meeting. Questions arose as to where the pavement should end. Ms. DiLiddo stated that the order of conditions state that the applicant is to pave the length of the parcel, which she interprets to be where the property line ends. The Board feels that the pavement should end at the railtrail.

Mr. D'Amelio had suggested that each side look into the matter continue the matter to the Board's next meeting.



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Mr. D'Amelio noted that the plans were sent to the Recreation Department as well as the DPW for comments. They did not comment.

Ms. DiLiddo is requesting that the trees that are on Town land be taken down by the DPW and she will excavate the stumps and stock pile them. She went on to say that they will load the trucks with the trees and stumps and is asking that the DPW take it away. Mr. D'Amelio stated that they will have to check with the DPW and see if they are amenable to this. Mr. D'Amelio went on to say that even if the DPW refuses the Board still expects the trees to come down.

Atty. Cipriano noted that in the legal opinion request reference was made to an easement over parcel A. He stated that parcel A has nothing to do with the railtrail. Parcel A is an easement intended to interconnect subdivisions in the future. The parcel in issue is parcel D. The condition regarding parcel A was to provide access easement fifteen feet wide and including an eight foot stone dust path. The conditions also state that the access to the railtrail will be paved eight feet wide with a two inch dense binder the entire length. This access is parcel D which was to be deeded to the Town. The easement / parcel was relocated and when this happened it had to be given a new designation which was parcel A1.

Atty. Norris noted they will be sending a request to have the Town accept the road. Mr. D'Amelio said that if all agree they will move forward to try to get this article on the warrant for November.

A meeting will be set up with the DPW to see if they are willing to cut down the trees.

74 Cox Street, Review of proposed peer review scope

Present was: Tom DiPersio, Jr., Engineer

This project has not yet come before the Board. Mr. Hunter has submitted the drainage calculations and plans to Waterman Design for them to peer review. Waterman has provided a scope of services as well as a suggested scope by the traffic consultant. Mr. DiPersio had stated to Mr. Hunter that his client was amenable to the engineering review but he wanted to discuss the traffic review scope with the Board.

Mr. DiPersio explained that in the scope under traffic review Waterman recommends that a traffic impact assessment study be conducted first so the results can be given to the traffic engineer as part of his traffic review. However the traffic engineer is leaving that decision up to the Board. He said if the Planning Board determines that a traffic impact assessment study is warranted then they will include this in their estimate. Mr. DiPersio asked the Board if they think it is warranted.

Mr. DiPersio explained that this project will have between 36 and 40 spaces and will generate approximately 8 to 10 vehicle trips during peak hours. He noted that traffic studies are usually done for projects that are much larger than this one. Mr. D'Amelio stated that the traffic



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engineer did state that even though this project will not be a large generator of traffic it is located right next to a signalized intersection and site access as proposed could be affected by its operation. He went on to say that they may be existing operational and safety problems at the signal that the project could exasperate. He recommended that the applicant prepare a traffic study consistent with MassDOT guidelines for the traffic impact assessment.

Mr. Daigneault asked if they are proposing a right turn only out onto Cox Street. Mr. DiPersio said yes and noted that there is currently a driveway at that location. Originally the driveway had been closed off however after meeting with the Internal Traffic Committee the Fire Chief wanted it put back in to give his vehicles a second exit (as this will be exit only) to the site during an emergency. The entrance / exit onto Manning Street is at a location that already has a curb cut.

Mr. Daigneault noted his concern for the traffic in the morning because of the projects proximity to the junior high school.

Mr. DiPersio clarified that a traffic study of the project will be conducted however the engineer is recommending a second level of that where you count traffic and analyze the intersection which is a much bigger scope. Mr. D'Amelio stated that the traffic engineer's concerns are legitimate concerns. Mr. DiPersio explained that the applicants concern is what will happen if it is deemed that the intersection does not function well what will that mean for the applicant.

The Board agreed that a traffic impact assessment study should be conducted. They all also agree that this study needs to be conducted when school is in session and not in the summer months.

Open Space & Recreation Plan 2016

Present was: Pam Helinek, Conservation Agent

Ms. Helinek noted that this Open Space and Recreation Plan must be updated every seven years. The format is specified by DCR and the idea is that they want to encourage communities to plan ahead so that they can benefit from development without losing their environmental resources.

The main points of the plan would be to identify goals, to maintain and expand conservation and recreation opportunities and also to ensure that the needs of all residents are addressed. An approved plan is needed for eligibility of certain grants.

Ms. Helinek gave the Board a quick synopsis of each section. The plan is available for review in the office of community development.

Ms. Helinek asked the Planning Board for a letter of review which is part of the requirement in the adoption of the plan.



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Bob D'Amelio, seconded by Dirk Underwood, made a motion to support and accept the Open Space & Recreation Plan.

Vote: 3-0-0, Unanimous.

Other Business

Downtown Rotary Design

Mr. Hunter informed that Board that a consultant has been hired. Ms. Johnson and one of the consultants will be at Hudson Fest to solicit ideas from the public. There will be several public meetings regarding the design.

Comprehensive Rezoning

Mr. Hunter stated that the RFP for acquiring a consultant for the rezoning is complete and has been approved by the Executive Assistant. Input will be sought from the Town Clerk, a ZBA member, a Planning Board member, the Building Commissioner, DPW Director and Atty. Cipriano.

Zoning Reform

Mr. Hunter informed the Board of a pending Massachusetts Senate Bill (s.2144) *An Act Promoting Housing and Sustainable Development in the Commonwealth, aka the Zoning Reform Bill*. While there have prior attempts to reform/overhaul 40A, this legislative effort has made the most traction and has a good chance of passing. The Senate will debate this bill on the floor and take a vote on June 9th.

Adjournment

Dirk Underwood, seconded by David Daigneault, moved to adjourn at 8:30 PM.

Vote: 3-0-0, Unanimous



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Document List June 6, 2016

Documents	Location
Bond Reduction Request – Brigham Hill III / Railtrail Easement Plan	Planning Office
74 Cox Street scope of engineering review services	Planning Office
Open Space & Recreation Plan 2016	Planning Office

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