



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – June 21, 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, Steve Goldberg and Jack Hunter, Director.

Brigham Hill Estates: Rail Trail Easement

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

Mr. D'Amelio stated that when the Brigham III plans were approved in 2006 the developer agreed to give the Town access to the rail trail. There have been a lot of changes to the plans in the past 10 years however all issues have been ironed out and the developer will provide access all the way to the existing paved trail from Exeter Road.

Five of the lots in Phase II of the project ended up not being buildable. Because of this the developer would like to change the location of the sidewalk on Exeter as the plans show the sidewalk on the side of the road where the houses cannot be built. The developer will add two wheelchair ramps as well.

There will not be any clearing along Exeter Road on the side of the road that the lots are not being built on. The developer would like to eliminate having to plant trees there as there is existing vegetation. A four foot strip will be cleared and the developer will put down top soil and plant grass on said strip. A line of boulders will be placed behind the strip every 6 to 8 feet. Therefore a waiver will be required for the planting of the trees.

Ms. DiLiddo will send a letter requesting minor modifications to the original plans as well as a waiver request.

Atty. Norris requested that the Town grant permission to the applicant and its agents to enter on the railroad easement for the purposed of installing the path to the walking trail as shown of the plans.

Bob D'Amelio, seconded by Dirk Underwood, made a motion to accept the plan entitled "Site Plan of Proposed Construction in Hudson, MA" as drawn by Thomas DiPersio, Jr., & Associates, Inc. of Marlboro, MA and dated June 7, 2016.

Vote: 3-0-0, Unanimous.



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74 Cox Street, Sit Plan Review

Present were: Thomas DiPersio, Jr., Engineer

Michael Scott, Waterman Design Associates

Mr. D'Amelio convened the public hearing.

Mr. DiPersio explained that the applicant is seeking approval to construct 16 condominium units at the corner of Cox and Manning Street on a parcel that is slightly over 2 acres. Most of the property is located in the C-4 zoning district. There is a corner of the property at the back that is in the residential district. There are currently two businesses on the property and there is also a residential unit on the property.

There is an ephemeral stream at the back of the property on the west side and there are wetlands associated with this. There is also a drain culvert that runs under Manning Street and discharges onto the property. There are some wetland resource area constraints on the site.

The proposal is to develop the property into condominium units, multiunit residential use is allowed by a special permit from the ZBA in this district. The by-law states that for this type of use the density calculations are one residential unit per every 6,000 square feet of lot area. Using these calculations the applicant is proposing 16 units.

The access and driveways will be from Manning Street. Per the request of the Fire Chief there will be another right turn only exit on Cox Street. The drive aisle at the front of the property is 30 feet wide. There will be one parking space in front of each unit as well as a garage for interior parking.

The site will utilize municipal water and sewer. The storm water management system has been designed to collect, treat and discharge the storm water from the site. It will consist of an infiltration basin at the back end of the property and an underground storm water collection system for the parking area. They are proposing to move the existing drain discharge point to discharge into the stream.

Mr. DiPersio stated that the applicant will be filing for a notice of intent as there is a lot of resource area and buffer zone work that will need approval from ConComm.

Mr. D'Amelio expressed concern for the calculations regarding the number of units as he feels that the number should have been based on the usable land area not the gross area. He also noted that approximately 85 – 90 % of the lot is under conservation's jurisdiction. Because of this he is inclined to wait for ConComm to issue their order of conditions before going forward.

Julie Hussian, 8 Still Drive stated that the traffic is horrible at the intersection of Manning and Cox Street.



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Amanda Longley, 151 Manning Street asked if this is the only commercially zoned parcel in the neighborhood. Mr. DiPersio stated that it goes from the convenient store to the corner of the Cox and Manning.

Some of the issues in WDA's review were brought up and discussed. Mr. D'Amelio would like a photometric plan submitted.

Mr. Goldberg, seconded by Mr. Underwood, made a motion to continue the public hearing for 74 Cox Street until July 19, 2016 at 7:00 PM.

Vote: 3-0-0, Unanimous

Minutes 5.17.16

Dirk Underwood, seconded by Steve Goldberg, moved to approve the minutes of May 17, 2016

Vote: Unanimous 3-0-3

Rotary – Update

Mr. Hunter updated the Board on the rotary stating that the first meeting of the steering committee took place earlier today. There will be many forums and other opportunities to get public opinion as we move along.

Comprehensive rezoning - Update

Mr. Hunter informed the Board that the RFP has hit the street, with a deadline for proposals on July 15, 2016. Mr. D'Amelio reminded the Board that when they get a full board at a meeting he would like to have a representative from the Board selected to join the steering committee.

Adjournment

Dirk Underwood, seconded by Bob D'Amelio, moved to adjourn at 8:15 PM.

Vote: 3-0-0, Unanimous



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Document List June 21, 2016

Documents	Location
74 Cox Street Plans and Site plan application	Planning Office
Minutes May 17 & June 7, 2016	Planning Office

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