



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – August 16, 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, Steve Goldberg and Jack Hunter, Director.

74 Cox Street, *Sit Plan Review*

The public hearing is being continued to September 20, 2016 as one of the applicants recently died and the other applicant would like to take time to decide how to proceed.

Rodney Frias, seconded by Steve Goldberg, made a motion to continue the public hearing for 74 Cox Street until September 20, 2016 at 7:00 PM.

Vote: 3-0-0, Unanimous.

Brent Drive, *ANR*

Present was: Kevin Conover, David Ross & Associates

Mr. Conover explained that the applicant owns a parcel of land the end of Brent Drive. The applicant is proposing to change the lot lines to create a parcel. This parcel will not have the required frontage however it will be added to the adjoining parcel in order to create a buildable lot.

Rodney Frias, seconded by Steve Goldberg, made a motion to accept the plan entitled "Plan of Land in Hudson, MA owned by Borg Brothers LLC" as drawn by David E. Ross Associated, Inc. of Ayer, MA dated July 28, 2016 and authorize the Agent to sign.

Vote: 3-0-0, Unanimous.

2 Fox Road, *Discussion*

Present were: Jack McQuilkin, JM Associates
John McCarthy, Applicant / Property Owner

Mr. D'Amelio noted that there have been some abutter concerns regarding work being performed at the site that is not supposed to be done per the site plan waiver. Mr. McCarthy stated that he did not know he was doing anything wrong. He said that he cleared an area so he could park some of his vehicles until they go back into use during the school year. He made it clear that he did not create proper parking spaces as he simply cut down trees to allow space



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to park the over flow of buses that he needed to keep up with Hudson's demand for student bussing.

Mr. D'Amelio stated that he went up to the site and did not see anything wrong however there is additional parking on the property. He went on to say that when the applicant applied for waiver of site plan review the first requirement is that the site will not create any additional parking. At the time of the hearing the Board felt that the number of vehicles that the applicant had fit in well with the current number of parking spaces on the site.

Mr. McCarthy explained that with the increase in the number of homeless students in the communities he serves he had to acquire additional busses to meet demand.

Mr. D'Amelio stated that if run off becomes an issue it need to be addressed.

Rodney Frias, seconded by Bob D'Amelio, made a motion finding the recent modification to the site has been reviewed and has been deemed to be a minor modification to the approved plan with the condition that any drainage issues will require the review of the Planning Board.

Vote: 3-0-0, Unanimous

Director's Report

Follow-up discussion regarding Fall Town Meeting

Mr. Hunter noted that there will be two articles on the warrant for Fall Town Meeting. One is simply a house keeping item and the other is the acceptance of Forbes Road.

He also wanted to know what the Board's feeling regarding the Mullins Rule is as he may want to include this on the warrant as well. The Mullins Rule allows a Board member who has missed a public hearing to sit on the voting panel by filing a disclaimer with the Town Clerk. After a brief discussion the Board decided to table this until the Spring Town Meeting.

Downtown Rotary Design Update

Mr. Hunter informed the Board that there will be two public informational meetings regarding the rotary design. Mr. Goldberg asked why not use these funds to repair Town roads. Mr. D'Amelio explained that this money was acquired from Highland Commons only to be used for this purpose.

Comprehensive Rezoning Update



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Mr. Hunter informed the Board that they will be recommending that the Board of Selectmen approve the contract for RKG Associates to consult with the rezoning.

Adjournment

Rodney Frias, seconded by Bob D'Amelio, moved to adjourn at 7:50 PM.

Vote: 3-0-0, Unanimous

Document List August 16, 2016

Documents	Location
Form A & Plans – Brent Drive	Planning Department

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