



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

# Minutes of Meeting – November 15, 2016

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

Present: Robert D'Amelio, Rodney Frias, Dirk Underwood, David Daigneault, Steve Goldberg and Jack Hunter, Director.

### **74 Cox Street, Site Plan Review Cont.**

Present were: Tom DiPersio, Jr. Engineer; Atty. Christopher Yates

#### ***Mr. D'Amelio convened the public hearing.***

Mr. DiPersio reviewed the plans for this 16 unit condominium project. He went over the access features, and in particular the Cox Street emergency access as requested by ITC. He went through the infrastructure items and said at the request of the DPW he would try and have both water and sewer connected on Cox Street. He discussed a proposed easement for a drainage pipe on the northerly side of the property and noted that there may be a force main running through the southerly end, but he is awaiting a final determination from DPW. If indeed there is a pipe on his client's property an easement will be provided.

He mentioned that architectural renderings were still forthcoming and they intended to apply to the Conservation Commission for their December 1, 2016 meeting.

Mr. D'Amelio reminded the applicant that until an initial hearing is conducted with the Conservation Commission he didn't feel the Planning Board should act because most likely there will be additional changes to the site plan necessary.

Mr. DiPersio said he understood that.

Mr. D'Amelio opened the discussion to the floor.

Mr. Longley, 151 Manning asked whether a traffic study had been done and he was concerned about access form Manning and its impacts on the intersection.

Mr. D'Amelio handed a copy of the traffic study and Mr. Hunter noted that it essentially said the impacts on the proposed condominiums would be about the same as the existing business and residential uses.

There next was some discussion about right on red and the Cox Street emergency access.



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Having heard no further comments

**Rodney Frias, seconded by David Daigneault made a motion to continue the hearing for 74 Cox Street to December 6, 2016 at 7PM.**

**Vote: 5-0-0 unanimous.**

### **46 Church Street, *Site Plan Review***

Present were: Joe Moreira, Atty. at Law

Lew Colton, Architect

Anna Sousa, Applicant

***Mr. D'Amelio convened the public hearing.***

Atty. Moreira explained that Anna Sousa purchased this property from the bank as a foreclosed property. When she purchased it her intention was to convert this from a pre-existing non-conforming two family dwelling to a three family, utilizing the garage space on the property for the additional dwelling.

During the demolition they found that the structural components of the building were bad. It was deemed that her initial idea would be difficult to construct due to the structural constraints. Therefore, a plan developed to tear down the building and construct a four unit townhouse. The plans show that this does not further increase the non-conformity of the building.

Mr. Colton then went over the siting of the building, the setbacks, dumpster location, utility siting, fencing, access and drainage.

Mr. D'Amelio had a question regarding the drainage report and whether DPW has approved it.

Mr. Hunter said they had approved it.

Mr. D'Amelio wanted to be certain that DPW had approved the soils assumptions the engineer has made in his analysis. Mr. Hunter said he would confirm their findings with DPW.

Next Mr. Hunter said that the one item remaining from there ITC meetings was whether the proposed turning radius could meet the fire chief's request that his largest truck could make the turn.

Mr. Colton explained the state fire standards, proximity of the nearest hydrant and the fact that the building will have sprinklers.



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Mr. Daigneault wanted to know how 74 Cox could meet the Fire Chiefs standards but this building couldn't?

Mr. D'Amelio asked that Mr. Colten put his argument into writing and that he, Mr. Hunter and the Fire Chief meet to come to a resolution on that matter.

The Chairman then opened the meeting to the floor.

John Pimentel, 47 Church stated he was troubled by the size of the proposal and that it did not fit the neighborhood. It had no yard and little grass.

Ms. Thompson, 43 Church also felt the proposed building was too large and that though surrounding buildings may be 2 or 3 family buildings, they looked like a single family building.

Shari Mathieu, 45 Church was worried about the character of the neighborhood and how this doesn't fit in.

Matt Runkle, 42 Church concerns were as follows: property values will go down; has privacy concerns because of the height of the proposed building; the proposed driveway was too close to his property line; proposal is just too big.

Dr. Dacier, 41 Church agrees with everything that has been said so far

Larry Clarkson, 42 Church stated that he has concerns over privacy.

Mr. Hunter stated to the Board that there are three outstanding issues 1) Mr. Hunter will get DPW to review soils and drainage once again; Mr. Colten will make his argument regarding lack of turning radius to Mr. Hunter and Fire Chief and lastly a fence will be placed along both side yards.

**Rodney Frias, seconded by David Daigneault to continue the hearing until December 6, 2016 at 7:30PM**

**Vote 5-0- unanimous**

### **Road Acceptance, Forbes Road**

Mr. Hunter noted that since the Board had voted to bring this road acceptance to Town Meeting back in July no other action as needed at this time.



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### **Minutes**

**Steve Goldberg, seconded by Dirk Underwood, made a motion to approve the minutes of July 19, 2016, as written.**

**Vote: 4-0-1, Mr. Frias not voting.**

**Bob D'Amelio, seconded by Rodney Frias, made a motion to approve the minutes of August 16, 2016, as written.**

**Vote: 3-0-2, Mr. Underwood & Mr. Frias not voting.**

**Bob D'Amelio, seconded by Steve Goldberg, made a motion to approve the minutes of October 4, 2016, as written.**

**Vote: 4-0-1, Mr. Frias not voting.**

**Rodney Frias, seconded by Steve Goldberg, made a motion to approve the minutes of November 1, 2016, as amended.**

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

### **Adjournment**

**Dirk Underwood, seconded by Steve Goldberg, moved to adjourn at 8:40 PM.**

**Vote: 5-0-0, Unanimous**



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### Document List November 15, 2016

Documents	Location
Minutes of July 19, 2016, August 16, 2016, October 4, 2016 and November 1, 2016	Planning Department
Staff memo 74 Cox Street Staff Memo 46 Church Street WMD memo 74 Cox Street Site Plans 46 Church and attached materials Site Plans 74 Cox	Planning Department

Cc: Town Clerk  
Department of Public Works  
Jeff Wood, Building Commissioner0