



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting – December 6, 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.**

The Board is in receipt of an email dated December 2, 2016 from Tom DiPersio requesting a continuance until the Boards meeting of January 17, 2017.

**Rodney Frias, seconded by Steve Goldberg, made a motion to continue the public hearing for 74 Cox Street until January 17, 2017 at 7:00 PM.**

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

#### **131 Coolidge Street, Manna Wellness – Medical Marijuana Dispensary**

Present were: Paul Giannetti, Atty. at Law  
Steve Poole, Engineer  
Anthony Parrinello, Manna Wellness, CEO

#### ***Mr. D'Amelio convened the Public Hearing.***

Mr. Poole explained that that 131 Coolidge Street is an existing office building located next to the Holiday Inn Express on Route 62. The proposed dispensary area is at the rear of the building. Access to the dispensary is off Coolidge Street or off of Central Street from a back entrance. The applicant is not proposing any exterior changes to the building with the exception of a handicapped sign, as per the request of the Internal Traffic Committee. The applicant will be installing security cameras and additional lighting on both sides and at the rear of the building.

There was a question regarding the four parking spaces that are being considered on Central Street adjacent to the dispensary. Mr. Poole stated that they are still being reviewed by the DPW. Prior to this application the property owner had approached the Internal Traffic Committee for approval of these spaces. The Committee approved them conditioned upon the approval of the DPW.

Mr. Daigneault asked if this is a single story building. Mr. Poole said no, the dispensary will be on the first floor and will only occupy one level of the building. There is only access to the dispensary from the main entrance.



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Mr. Frias inquired about signage. Atty. Giannetti stated that it is required by the State and will be on Route 62 and one on the entrance to the building.

Mr. Daigneault asked if there will be a physician on hand to prescribe marijuana. Mr. Parrinello explained that the regulations do not require the presence of a physician. There will be a Registered Nurse on staff. Mr. Parrinello explained the process.

Mr. Parrinello expects to be ready to open by the early fall of 2017.

**Rodney Frias, seconded by Steve Goldberg, made a motion to close the public hearing.**

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

**Rodney Frias, seconded by Steve Goldberg, made a motion to approve the plan entitled "Medical Marijuana Dispensary" as drawn by Lakeview Engineering last revised December 7, 2016, and authorize the agent to sign with the following conditions:**

- 1. 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.**
- 2. A copy of the conditions and all and all final approved Plans shall be kept at the Project Site.**
- 3. 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.**
- 4. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW and the Planning Director 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.**
- 5. Prior to the issuance of a Certificate of Occupancy the parking lot shall be restriped.**

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



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

Present were: Joe Moreira, Atty. at Law  
Lew Colton, Architect  
Anna Sousa, Applicant

Mr. Hunter stated that at the end of the last hearing there are three outstanding issues; The DPW was to review soils and drainage, Mr. Colton needed to make his argument regarding lack of turning radius to Mr. Hunter and Fire Chief and lastly that a fence needed to be placed along both side yards.

The Board is in receipt of an email from the Fire Chief stating that he approves Mr. Colton's argument however the Chief will test it once it is built and if it does not work he will insist on modifications prior to the issuance of an occupancy permit and the applicant has not objected to this.

The second issue regarding the soils and drainage has also been resolved and the Board has an email from the DPW stating it is all set.

The third issue regarding the request for screening between the proposed building and the abutters has been addressed. Mr. Colton explained that a stockade fence has been added to both sides of the property.

Mr. Colton stated that the building will be sprinkled and there is a fire hydrant right out front of the property as well. State fire code states that you must be able to get a hose to any point along the street from 250 feet and this property is less than 100 feet at any point to the fire hose.

Beth Thompson, 43 Church Street asked if there are any guidelines regarding whether this building could become condos at any time. Mr. Colton explained that it will be owner occupied and will not be used for any type of business. Mr. Colton stated that he is aware of the neighborhood concern however he wanted it known that the proposed building is 35.1% smaller than the existing building.

Sherri Matthews cited her concern for the historical nature of the neighborhood and of Hudson and feels that it does not fit in. She stated that it looks like an apartment building.

Matt Runkle, 42 Church Street asked if the square footage includes the garage. Mr. Colton said yes. Mr. Runkle is also concerned that this building does not fit in well in this neighborhood and looks very much like a condo.

**Rodney Frias, seconded by Dirk Underwood, made a motion to close the public hearing for 46 Church Street.**

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



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Rodney Frias, seconded Dirk Underwood, made a motion to accept the plan entitled "Proposed 4 Unit Townhouse" 46 Church Street Hudson, Massachusetts" as drawn by Lew Colton AIA, Architect dated October 13, 2016 and revised December 6, 2016 and authorize the Agent to sign with the following conditions:

1. A list of 24-hour emergency contact information must be provided to the Planning Director and the DPW at the pre-construction conference.
2. Hours of operation 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.
3. Prior to the commencement of authorized site activity, the Planning Board Office 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 Planning Board Office prior to restarting the work.
4. A copy of this Decision and all final approved Plans shall be kept at the Project Site.
5. Members 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.
6. The Planning Board's erosion control plan as attached shall be adhered to and governed. All erosion control shall be in place and approved by the Planning Director before construction begins. Weekly erosion control reports shall be submitted to the DPW and the Planning Department no later than noontime on Fridays.
7. 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 to the Planning Director's reasonable satisfaction.
8. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW and the Planning Director will be notified immediately. The DPW will make the final decision on how to



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proceed or if they are unable to make any decision the matter will be referred back to the Planning Board for review.

9. Prior to the Issuance of an Occupancy permit, a final inspection shall be conducted by the Fire Department to determine if access is appropriate and if not, modifications shall be made pursuant to the direction of the Hudson Fire Chief.

Vote: 3-0-2, Mr. D'Amelio and Mr. Goldberg opposed.

### Minutes

Rodney Frias, seconded by Bob D'Amelio, made a motion to accept the minutes of November 15, 2016, as corrected.

Vote: 5-0-0, Unanimous

### 2017 Schedule

Rodney Frias, seconded by Bob D'Amelio, made a motion to accept the 2017 Planning Board Schedule / Calendar.

### Director's Report

#### Downtown Rotary Design

Mr. Hunter informed the Board that they have hit an obstacle regarding parking spaces. As it stands currently there will be a loss of five parking spaces in the rotary area however the number is being disputed. The engineers will meet to verify the number of spaces.

#### Comprehensive Rezoning

A critique from the consultants regarding the Town's zoning will be submitted to Mr. Hunter in the beginning of January.

### Adjournment

Dirk Underwood, seconded by Steve Goldberg, moved to adjourn at 7:15 PM.

Vote: 5-0-0, Unanimous



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## Document List December 6, 2016

Documents	Location
131 Coolidge: Security and Safety Plan RMD; Site Plan Lakeview Engineering; and Site Plan review Memo	Planning Department
46 Church: revised Plans Lew Colton Architects; Fire Chief Email; and DPW Email	Planning Department

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