



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting – March 21, 2017

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The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:04 PM, Rodney Frias called the meeting to order.

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

#### **19 Brent Drive, Site Plan Review**

Bill Goodman, Consulting engineer went through the proposed plans to establish a Landscaping Storage Facility at 19 Brent Drive. There will be no structure, but an access road is necessary with corresponding drainage and retention.

The Plans have been approved by ITC and the drainage has been reviewed by Waterman Design whose preliminary comments are in the Boards packet.

Mr. Hunter noted that due to time constraints Waterman has not had a chance to finalize their review of the drainage calculations or the plan.

The Board asked about the existing Brent Drive and its relation to the Golf Course and after some discussion the Board had no other issues remaining.

The Chair asked if the public wish to speak, at that time no one came forward.

**David Daigneault, seconded by Dirk Underwood made a motion to close the public hearing for 19 Brent Drive.**

**Vote: 4-0-0, Unanimous**

**Dirk Underwood, seconded by Steve Goldberg made a motion to approve the Site plan Approval for 19 Brent Drive with the following one special condition, the standard conditions and authorized the Planning Board's agent to sign:**

**1. Prior to the start of construction final plans and drainage calculations must be approved by Waterman Design.**

**Vote: 4-0-0, Unanimous**



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### 10-12 Arlington Street, *Site Plan Review*

Mr. Vorbach, Architect for the project went through the proposed plans to add a separate two family dwelling unit on the existing lot which currently has a two family building on it. The proposed two family would be two condo units.

Mr. Vorbach described the parking, snow removal, architecture and how the proposed structure relates to the existing building.

He noted that ITC has approved the proposal subject to the parking being approved by the ZBA.

He mentioned that the existing two family is a non-conforming use in a single family zone, and it is their intention to petition the ZBA to alter that non-conforming use to four dwelling units

The Board asked how were they legally separating the existing two family rental units with the proposed two family condominiums and if he was proposing a dumpster, it would need to be relocated and enclosed by a fence

The Chair next asked if anyone wished to speak on this proposal.

Ms. Curto, 78 Arlington read a letter signed by several neighbors stating that they were very pleased with the new owner of this property but had concerns about traffic, parking on the street and property values.

Mr. Eddy, Franklin Street stated that the property is well kept but parking is a problem particularly at the intersection of Arlington and Franklin. There is not enough signage there. He would like the Board to take a look at that.

Ms. Dome 19 Plant Avenue also expressed concerns about traffic and the potential devaluation of property.

Ms. Lyon, 9 Arlington spoke about her concern that it is an undersized lot and they are adding more density to it.

**David Daigneault, seconded by Dirk Underwood made a motion to close the public hearing for 10-12 Arlington Street.**

**Vote: 4-0-0, Unanimous**

Mr. Daigneault expressed his concerns that it is too much development for a small lot and he realized that the Board didn't have a say on whether that was possible or not.



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Dirk Underwood, seconded by Steve Goldberg made a motion to approve the Site plan Approval for 10-12 Arlington Street with the following three special conditions, the standard conditions and authorized the Planning Board's agent to sign:

1. If the proposed units are to be rental units handicap parking pursuant to ADA requirements must be met.
2. Prior to the issuance of a building permit a brief shall be submitted to the Planning Board outlining the legal real estate relationship between the existing rental units and the proposed condominium units.
3. If a dumpster is to be include in the plans prior to the issuance of a building permit, revised plans showing the dumpsters location and screening shall be submitted to the Planning Board.

## Minutes

David Daigneault, seconded by Steve Goldberg, made a motion to accept the minutes of March 7, 2017.

Vote: 4-0-0 (unanimous)

## Director's Report

### Downtown Rotary Design

No update at this time

### Comprehensive Rezoning

No update at this time

## Adjournment

Dirk Underwood, seconded by Steve Goldberg moved to adjourn at 8:15 PM.

Vote: 4-0-0, Unanimous

## Document List March 7, 2017

Documents	Location
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Letter from Abutters to 10-12 Arlington	Planning Department
Minutes March 7, 2017	Planning Department

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