



## Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting – April 4, 2017

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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 (did not attend Public Hearing for 181 Main Street due to conflict), Dirk Underwood, David Daigneault, Steve Goldberg and Jack Hunter, Director.

#### **181 Main Street, *Site Plan Review***

Atty. Bergeron introduced the consulting team and the owner of the property Bill Camuso. Atty. Bergeron stated that this proposal is not for a Dunkin Donuts or a Starbucks. It is for a Gourmet Donuts which is a local small business, not a large company with national advertising.

They have removed a curb cut and will improve the appearance of the property thus increasing street appeal and property taxes.

He also noted that they are prepared to accept any conditions the Board felt comfortable with regarding traffic and circulation.

Robert A. Chrusciel, Hancock Associates, next went over the site improvements concerning circulation, curb cuts, dumpster relocation, snow removal and storage, truck deliveries and parking.

Mohammed Eldardir, owner of Gourmet Donuts introduced himself and explained how he ran his business and what his expectations were for this site regarding number of employees, hours of operation (5AM to 8PM), peak hours etc.

The Board had several questions regarding number of vehicles, deliveries, queuing and operations in general.

Sean Kelly, VAI Associates went through the methodology they used in determining their traffic analysis and how it was specifically based on the Gourmet Donuts model at similar sites.

Mr. D'Amelio stated his concern over traffic and though he understands the traffic studies he expressed he had a hard time believing it would work knowing the site as he does. He wanted to know how the developer could get him from a no (which he is now) to a yes.

Mr. Daigneault asked what the peak hours were – it would be 6 to 9 AM.

The Chair then asked if anyone from the public wished to speak.



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Lee Murphy, 416 Main Street noted his concerns about the Broad Street access and how it would work with the intersection of Broad and Main. He suggested a no left turn onto the site. He also questioned whether the proposed queues could really handle 9 vehicles.

Mr. Goldberg is concerned about the flow of traffic on Main and how cars would get in and out of the site. There would not be enough gaps in the traffic for it to work.

Mr. Daigneault said Broad Street is a challenge at this site. Even today, without the drive through, left turns is a challenge.

He also does not like the dumpster located on Main Street, it sends the wrong message.

He asked for a local example of a drive through and none was offered.

Mr. Underwood expressed similar concerns to what the other Board members have mentioned.

Atty. Bergeron asked the Board for a continuance to May 2, 2017 and that during that time he would come up with suggested conditions that hopefully would make the Board feel comfortable and get them from a no to a yes.

**David Daigneault, seconded by Dirk Underwood made a motion to continue the public hearing for 181 Main Street to May 2, 2017 at 7PM.**

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

### **252 Coolidge Street, Site Plan Review**

Atty. Giannetti introduced the project to the Board. He reminded the Board that this is the same client that was previously approved by this Board for 131 Coolidge, but they are now planning on moving their proposal across the street to 252 Coolidge. 252 Coolidge is a former auto repair shop and other than removing the outside stairway, there will be no other changes to the current building.

Steve Poole, Lakeview Engineering then went through the specifics of the proposal dealing with the floor layout, access/egress and infrastructure.

Mr. Frias asked where the nearest hydrant was – Across the street.

Mr. Daigneault asked what were the proposed hours – 7AM to 7PM

The Chair asked if anyone from the public wished to speak



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Jed Hayes, Highland Commons expressed his concerns over the proposed use and its negative effect it will have on the businesses at Highland Commons. This use would be right at the entrance of his facility.

Mr. Daigneault asked what was proposed for the upstairs – Employees use and storage not to be open to the public.

Atty. Santos, Pillar Realty asked if a traffic study was ever conducted. There is a lot of traffic on Coolidge Street.

Mr. Hunter replied that one wasn't done and that ITC approved the plans and didn't request one at that time.

Paul Carney, 131 Coolidge Street noted concerns with traffic and the one access/egress.

Lee Murphy, 416 Main Street said it was a good location, away from schools with minimal traffic.

**David Daigneault, seconded by Steve Goldberg made a motion to close the public hearing for 252 Coolidge Street.**

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

Mr. Daigneault expressed his desire to have the possibility of a "No Left Turn" for exiting the property.

The Board discussed the need for no left turn and felt the DPW Superintendent and Police Chief should take another look at it.

**Robert D'Amelio, seconded by Steve Goldberg made a motion to approve the Site Plan Approval for 252 Coolidge Street with the following special condition, the standard conditions and authorized the Planning Board's agent to sign:**

**1. Prior to the issuance of a Building Permit, the DPW Superintendent and Police Chief shall review the egress as to whether it should be "Right Turn Only". If it is determined a "Right Turn Only" egress is necessary, revised plans indicating such improvements shall be submitted to the Planning Board for final approval.**

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



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### Town Meeting Articles 27 and 28 Public Hearing

Atty. Giannetti representing the petitioners for Article 28 explained the genesis of how this article came about. Essentially Assisted Living is not allowed in today's zoning even though Convalescent Homes are. They did try and get an interpretation to allow them but Town Counsel and ZBA felt they technically were different.

Therefore, we are petitioning Town Meeting to include them to be allowed by Special Permit by ZBA in the SA7 and SA8 Zoning Districts.

John Grant, GSX Solutions discussed with the Board the type of development they foresee in Hudson if this would pass. They are a full service transitional care facility. This includes assisted living, independent living and other features.

The Chair asked if anyone from the public wish to speak on Article 28 or Article 27.

No one came forward.

**Robert D'Amelio, seconded by Steve Goldberg made a motion to close the public hearing for Articles 27 and 28.**

**Vote: 5-0-0**

**Robert D'Amelio, seconded by Steve Goldberg made a motion recommend approval of Articles 27 and 28.**

**Vote: 5-0-0**

### Minutes

**Steve Goldberg, seconded by David Daigneault, made a motion to accept the minutes of March 21, 2017.**

**Vote: 4-0-0 (D'Amelio abstained)**

### 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 9:35 PM.**



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Vote: 5-0-0, Unanimous

## Document List March 7, 2017

Documents	Location
Minutes March 21, 2017	Planning Department

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