



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – August 1, 2017

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: Bob D'Amelio, Dirk Underwood, Steve Goldberg, David Daigneault and Jack Hunter, Director.

Fieldstone Definitive Subdivision

Mr. D'Amelio opened the continued hearing for the Fieldstone Estates Definitive Subdivision by asking the applicant to advise the Board on their updated plans. Atty. Giannetti reviewed the short history of the proposal and introduced Mr. DiPersio the engineer for the project.

Mr. DiPersio went through the 12 lot subdivision and reviewed the latest comments by the Town's Engineer. In addition, he briefly explained that a Fire Protection Firm has been employed and they conducted several flow tests and their results are in your packets. He then turned the presentation over to Susan Honeywell of Onsite Engineering.

Ms. Honeywell introduced herself and went through the procedure they followed to determine the actual and potential fire flows for the project.

Essentially they are proposing that the subdivision be built and once built another fire flow test be conducted which in her opinion will allow a final determination on whether an 8 inch upgrade on the Cox Street water line would be necessary.

Chris Mosselli, 11 Blossom Road, asked whether his water pressure will be affected by any of this development.

Tom DiPersio, Susan Honeywell and Mike Scott, Waterman Design all agreed it would have no negative impact and perhaps even make his situation better.

Mr. Daigneault asked for clarification on flow and water levels and would the pressure in the neighborhood be affected.

All engineers felt this development would not affect water pressure.

Mr. Daigneault also asked why the tests were done at 10AM when there is minimal use.

Ms. Honeywell answered that it is the tank level that dictates flow not the time of day or activity, so they picked a time when they could shut off valves with little impact.



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Mr. D'Amelio asked if there were any further questions.

Having heard no additional comments Mr. D'Amelio requested they close the hearing.

Dirk Underwood, seconded by Steve Goldberg made a motion to close the public hearing for Fieldstone Definitive Subdivision.

Vote: 4-0-0

Mr. D'Amelio then asked the Director to list the conditions suggested for approval.

Mr. Hunter listed the following conditions for the Board's consideration:

1. A list of 24-hour emergency contact information must be provided to the Director of Planning and Community Development and the DPW Director prior to the issuance of any work.
2. A pre-construction conference will be held between the developer, the Director of Planning and Community Development, DPW Director, Fire Chief, Police Chief and other interested parties. If construction begins without this conference, construction will cease immediately until the conference is held.
3. 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.
4. 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 work.
5. A copy of the conditions and all final approved Plans shall be kept at the Project Site.
6. 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 and the Applicant's contractors.
7. The approved erosion control plan (sheets 3 of 4 of the Plan) shall be adhered to and govern. All erosion control shall be in place and approved by the DPW before construction begins.



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Weekly erosion control reports shall be submitted to the DPW and the Planning Department no later than noontime on Fridays.

8. A Final occupancy permits for each house shall not be issued until an as-built plan indicating the subject lot grading and any drainage system BMP's have been confirmed to be consistent with the approved individual lot site plans to the reasonable satisfaction of the Director of Planning and Community Development. .
9. If, during construction, a discrepancy is found between the approved plans and the existing regulations, the DPW Director will make the final decision on how to proceed or if a decision is not able to be made the matter will be referred to the Planning Board.
10. Once the first house is occupied, the roadway will be swept every Friday afternoon until the road is accepted by Town Meeting, unless waived by the DPW with a copy to the Planning Board.
11. The Subdivision will be completed within two years of approval (including the required appeal period). Prior to expiration of the two years the developer may request for a one year extension. If the extension is granted the Planning Board will review the surety and accordingly adjusted for inflation.
12. The steamer cap on each hydrant will be color coded to indicate the expected fore flow per NFPA standards.
13. There will be and approved deep snow marker at each hydrant.
14. The Construction of the Cul-de-sac at the proposed extension of Cedar Street is waived, until such time as Lots 11 and 12 are deeded in separate ownership; or prior to the issuance of a building permit for the construction of a residence on Lot 12; or prior to the issuance of a building permit for the construction of any structure on Lot 12 which is not customarily incidental to that of the main building on Lot 11.
15. Upon completion of the construction of the new water main and prior to the issuance of building permits, a fire flow test shall be conducted on the new main to confirm that the minimum flow and pressure (750 gyms at 20 psi residual pressure) is available in accordance with applicable fire code. If the minimum flow and pressure are not provided by the new main, the developer with prior approval of the DPW Director and the Planning Board shall make necessary improvements to the water main in Cox Street to increase the capacity to the meet the aforementioned standards. Flow tests shall be conducted after the improvements have been made to confirm adequate flows.
16. Prior to the issuance of any building permit and prior to acceptance of the Road all easements shall be reviewed and approved by Town Counsel.



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17. This approval is subject to receipt of proper and acceptable security for the installation of all municipal services which shall be completed in accordance with the applicable Rules and Regulations of the Hudson Planning Board and MGL c.41 s.81U.

Steve Goldberg, seconded by Dirk Underwood made a motion to approve the definitive Subdivision for Fieldstone Definitive Subdivision.

Vote: 4-0-0

Appointment – 139 Washington Street

Atty. Sushchik, representing Steve Grossman owner of 139 Washington Street presented affidavits and maps explaining the Zoning history of this property.

139 Washington is currently zoned residential single family and abuts the C-6 zone to the South.

He presented numerous planning documents which recommend, in various stages, that this property be considered for either mix use or commercial in the future. He understands that the Town is going through a comprehensive rezoning but that may take years with no guarantee this property will be considered for rezoning? They would like to act now.

He therefore is asking for the Planning Boards endorsement for a fall Town meeting article to amend the zoning from Residential to Commercial.

Mr. D'Amelio noted that this proposal has come before them in the past and has failed in all attempts. He mentioned that indeed the Town is conducting a rezoning effort, but he has no idea what direction that is going in. He also is very concerned about potential left turns into this property if it were commercial; therefore he is against any rezoning at this time.

Mr. Daigneault said he is also against this proposal. He fought a similar proposal across from the Walmart and he is against this one as well.

Mr. Underwood and Mr. Goldberg agreed with the rest of the Board.

Mr. Suschik thanked them for their time and will keep them up to date on their efforts.

Minutes

No minutes at this time.



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Director's Report

Downtown Rotary Design

No updates

Comprehensive Rezoning

No updates

Adjournment

Bob D'Amelio, seconded by Steve Goldberg moved to adjourn at 8:15 PM.

Vote: 4-0-0, Unanimous

Document List August 1, 2017

Documents	Location
Onsite Engineer Analysis	PCD
139 Washington maps and affidavits	PCD

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