



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – November 7, 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: Robert D'Amelio, Rodney Frias, Dirk Underwood, Steve Goldberg, David Daigneault and Jack Hunter, Director.

Main Street Bank – 186 Main Street - Minor Modification

Mr. Bennett, President Main Street Bank, repeated his concerns for the fence and offered an alternative of additional plantings and a bench for the property. He added that he is in the process of getting a letter from the property owner that he has the authority to make these improvements.

Mr. Daigneault stated he likes the fence and feels it should stay; he asked if the fence at Rite-Aid would be removed as well?

Mr. Bennett said he had not approached them about their fence.

Mr. Goldberg mentioned he doesn't like the fence and thinks it should go.

Mr. D'Amelio asked the Board for a vote on the matter.

Mr. Goldberg, seconded by Mr. Frias moved to approve the removal of fence and authorize additional plantings to the site plan, pending approval from the property owner.

Vote: 3-2-0, in favor.

Public Hearing 2017 STM Article 16

The Chair noted that Mr. Underwood has recused himself from this hearing due to the fact that he is an abutter.

Bob Parente, Engineer and Atty. William Scanlon were present on behalf of the property owner and applicant. They reminded the Board that they are asking STM to approve a zoning amendment to extend the Retirement Overlay District to their client's property on Chestnut and Murphy road as depicted in STM Article 16.



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Mr. Parente then reviewed a concept plan of how they would like to develop the parcels if STM approve the article. Atty. Scanlon next noted that an over 55 development when compared to a standard subdivision has many more advantages to the Town primarily in that it's a tax positive development with no burden to the schools, less traffic and less usage of public utilities.

Ms. Masscarelli, 4 Gerry Drive asked about spot zoning and how the overlay works?

Mr. Hunter said since it is an overlay district it would not be considered spot zoning and that overlay districts add another layer of uses and requirements to the underlying existing zoning.

Kim Underwood, 264 Chestnut Street, stated he and his family were concerned about their property becoming landlocked due to this development.

Mr. Parente responded that though technically they would not be landlocked he had reached out to his family about making arrangements for access to their property. Mr. Underwood said he would like to further those discussions prior to Town Meeting.

Rodney Frias, seconded by Steve Goldberg made a motion to close the Public Hearing.

Vote: 4-0-0 in favor.

Rodney Frias, seconded by Steve Goldberg made a motion to make a recommendation to STM that Article be approved.

Vote: 4-0-0 in favor.

Public Hearing 2017 STM Article 17

The Chair noted Mr. Underwood was now back and that Mr. Frias has recused himself from this hearing due to the fact he owns property as an abutter.

Scot Grossman introduced himself as the son of the owner of 139 Washington Street, Steve Grossman.

They are asking STM to change their zoning from SA-11 to C-11.

Mr. Grossman went over the history of the property and also reviewed numerous local and regional planning documents all of which designate this property for potential commercial use and/or commercial zoning.



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The Board thanked him for his presentation and asked if anyone would like to speak on this matter.

Allison Hays, 11 Maxwell Circle asked if the property will be sold if rezoned. Mr. Grossman said they haven't gotten that far, but it is a possibility.

Ms. Hays next stated that the rezoning will not protect the neighborhood and she has concerns about traffic and urges the Board to wait until the Town rezoning study is completed.

Mr. D'Amelio stated that he too is concerned about traffic and that the commercial use has to stop somewhere. Lastly, he too felt we should wait until the comprehensive zoning study is completed.

Barbara Masscarelli, 4 Gerry Drive, stated that the commercial "creep" concerns her.

Mr. Murphy, 416 Main Street asked how big the lot was – $\frac{3}{4}$ acre.

Mr. Underwood noted that he is leaning against voting for this rezoning.

Mr. Goldberg felt this property needs help and was in favor of the proposal.

Steve Goldberg, seconded by Mr. Underwood made a motion to close the Public Hearing.

Vote: 4-0-0 in favor

Steve Goldberg, seconded by Dirk Underwood made a motion to take no action on 2017 STM Article 17.

Vote: 3 -1 -0 in favor.

Minutes – October 3, 2017

Dirk Underwood, seconded by David Daigneault made a motion to approve the minutes of October 3, 2017.

Vote: 4-0-0 in favor.

Director's Report

Downtown Rotary Design

No updates



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Comprehensive Rezoning

No updates

Adjournment

David Daigneault, seconded by Steve Goldberg moved to adjourn at 8:00 PM.

Vote: 3-0-0, Unanimous

Document List November 7, 2017

Documents	Location
Impact Analysis – Article 16	PCD
Email regarding 186 Main	PCD

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