



# Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

## Minutes of Meeting – August 7, 2018

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The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:20 PM, Bob D'Amelio called the meeting to order.

Present: Bob D'Amelio, Rodney Frias, Steve Goldberg, Dirk Underwood, Jack Hunter, Director and Kristina Johnson Assistant Director.

### **Public Hearing – Site Plan Review– 62 Washington Street**

Mr. Bemis, Engineering Designs Consultants reviewed the proposed project to the Board. They propose to demolish the existing house and construct a 12 unit two story apartment building.

Mr. Bemis went over the site plan regarding drainage, landscaping, parking and access to the site.

He also went through the departmental review meeting they had and addressed comments about turning radius, sewer and water connections and site distance.

Mr. D'Amelio asked about whether the Fire Chief has signed off on it and he would like to see it in writing.

Mr. Hunter replied that though the Chief has verbally signed off he will get it in writing for the Board.

Next there was discussion about the dumpster location and the Board would like to see it on the northern side of the proposed back yard.

Mr. D'Amelio expressed some concern about traffic and he would like to see a basic traffic study to make sure all the bases are covered.

Mr. Goldberg noted he would like to see the calculations regarding snow removal and at what volume would trigger the site to remove the snow from the property seeing that there was limited area for storage. He also would like to see a fence on the retaining wall.

Mr. D'Amelio asked if the public wished to speak.

Mr. Parker 72 Washington Street wanted to know the exact location of the proposed building and how it relates to the existing building?

Mr. Bemis explained and the Board asked him to submit a drawing showing both the existing and proposed building.



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The Board also discussed having a no cut zone for the back open space.

Ms. Kadlik, 54 Washington Street as what the width of the driveway was.

It is 18 feet.

Having heard no other comments from the public Mr. D'Amelio asked for a motion to continue the Public Hearing.

**Mr. Underwood, seconded by Mr. Goldberg made a motion to continue the public hearing for 62 Washington Street to 7PM on Tuesday September 4, 2018.**

### Public Hearing – Site Plan Review– 34 Tower Street

Mr. D'Amelio opened the Public Hearing by going over some procedural issues that will be followed. Due to the fact that it is getting late and we have a lot to go over we may not have time for testimony this evening, but will wait until the date the Hearing is continued to hear testimony from the public.

He then asked the applicant to present their plans.

Mr. Peznola from Hancock Engineering introduced the owner of the property George Danis and then proceeded to introduce the project to the public.

34 Tower Street is in the Adaptive Reuse Overlay District (AROD) which does allow for the reuse of the property into residential with a commercial component. It is their intention to demolish the existing buildings and build five apartment buildings totaling 270 units with a community building and pool, along with a small space for a coffee shop or convenience store.

Mr. Peznola also reviewed the drainage, the architecture, the lighting and the circulation involved with the proposed project.

Next Scott Voorhees, VHI reviewed his initial traffic analysis particularly going over the impacts the project will have at the intersection of Cox and Tower Streets and Main and Tower Streets. He acknowledged that their counts were done while there was MCAS testing and therefore school was operating on a reverse schedule and it was their intent to conduct another count in September, once school was up and running.

Mr. D'Amelio next asked the Board to state how they felt about the proposed waiver request to increase the density of the project to 270 units, he as one member feels the density waiver is the most important item the Board has to vote on for this project and that their request to go to 270 units is way too much.



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Mr. Goldberg stated that he agrees with the Chair regarding density.

Mr. Underwood feels it is too much density as well.

Mr. Frias would like to see a lower number for density.

Mr. D'Amelio then stated that he has read the AROD by law over and over and reminded everyone that this has never been used before in the Town. He added that he has a problem in whether the by law even allows for the demolition of any of the existing buildings and what formula they should use to calculate density.

At this time Mr. D'Amelio stated that he knows there are many people present and that he anticipates there will be many of you that want to testify and/or ask questions. Therefore, due to the late hour he is recommending that the hearing be continued to a later date at which time the Board can hear everyone's testimony.

**Mr. Frias, seconded by Mr. Goldberg made a motion to continue the public hearing for 34 Tower Street to 7PM on Tuesday September 18, 2018.**

### **Possible rezoning article - 71 Apsley**

David Howe reintroduced himself to the Board and submitted a letter outlining parking and a draft article for their review. He was now asking the Board to sponsor the Article for Fall Town Meeting.

After considerable discussion the Board was ready to vote.

**Mr. Frias, seconded by Mr. Underwood made a motion sponsor the fall 2018 Town Meeting Article for 71 Apsley Street.**

**Vote: 3-1-0 in favor. (Frias, Goldberg and Underwood in favor, D'Amelio against)**

### **Minutes – July 17, 2018**

**Mr. Underwood, seconded by Mr. D'Amelio made a motion to approve the minutes of July 17, 2018.**

**Vote: 4-0-0 in favor.**

### **Director's Report**

None at this time



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## Adjournment

Dirk Underwood, seconded by Bob D'Amelio moved to adjourn at 9:45 PM.

Vote: 3-0-0, Unanimous

### Document List August 7, 2018

Documents	Location
62 Washington Street plans and memo	PCD
WMD memo – 62 Washington Street	PCD
34 Tower Plans and reports	PCD
Mueller and WMD Memo, and numerous emails and letters from abutters	PCD

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