



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – September 11, 2018

The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:00 PM, Bob D'Amelio called the meeting to order.

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

Public Hearing – Site Plan Review– Avidia Bank – 196 Washington Street

Bob Chrusciel, Hancock Associates introduced the project to the Board. He went over the site layout, the utilities, landscaping, drainage and lighting. He also noted that they have met with the departments at the Technical Review Meeting and reviewed the various comments from the departments and they have now been addressed.

Mr. Hunter noted that all departments, including Waterman Design have signed off on the project provided two conditions are included on any approval addressing abandoned utilities and the retiming of the traffic signal.

Mr. Frias asked about the lane width and the access on the north side.

Mr. Chrusciel answered that they did look at it and the Fire Chief is OK with the design.

Mr. D'Amelio was concerned about the proximity of the retaining wall and whether it will be necessary to encroach on the abutting property to contrast it?

Mr. Chrusciel said they did not believe it would be necessary.

Mr. Frias asked how far the nearest hydrant was.

Mr. Chrusciel answered about 75 feet.

Next the Chair opened the hearing to the audience.

Mr. Murphy, 416 Main Street, wanted to know about access/egress to the site as it pertains to the existing signal.

Mr. Chrusciel answered that they were going to retime the signal to accommodate the site.

Mr. Frias, seconded by Mr. Goldberg made a motion to close the public hearing for Avidia Bank 196 Washington Street.



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Vote: 5-0-0 in favor.

Mr. Frias, seconded by Mr. Goldberg made a motion to approve Site Plan Approval for Avidia Bank 196 Washington Street with the following special conditions:.

1. Prior to the issuance of a Certificate of Occupancy, the existing signal shall be "retimed" and approved by the Director of DPW.
2. Prior to the issuance of a Certificate of Occupancy, all discontinued utilities shall be removed and approved by the Director of DPW.
3. Prior to the issuance of a Building Permit, revised plans shall be submitted showing the proposed retaining wall and an associated fence.
4. This approval in no uncertain terms allows for any encroachment on adjacent properties for construction or any other reason.

Vote: 5-0-0 in favor.

Approval Not Required – Brigham Street – Paul Carney

Mr. Hunter explained that he has reviewed the Form A Application and that all nine lots meet the frontage and lot area requirements.

Atty. Yates noted that Lot 4 will be accessed through Lot 3 by easement.

Mr. D'Amelio, seconded by Mr. Underwood made a motion to endorse the Form A on Brigham Street by Paul Carney

Vote: 5-0-0 to approve

Public Hearing – Site Plan Review– 62 Washington Street

Mr. Bemis from EDC Consultants went over the various amendments he has made to the plans to address the concerns from the Board and others. They have moved the handicap parking space, designated the calculation for snow storage, clarified the driveway width and conducted a traffic study. In addition, all of Waterman's recommendations have been made to the plan.

The Chair asked if anyone wished to speak.

Leslie O'Neal 76 Washington Street, asked about traffic and where the counts were obtained from and they have a problem as it is.

Mr. Bemis replied that counts were obtained from the Washington Street Bridge project and the Rotary Design project.

Ann Lorenz, 4 Meadowbrook asked about left turns out of the proposal and about lighting on the project.



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Mr. Bemis showed a lighting plan and noted that few cars will be generated by this proposal.

Ms. Parker, 72 Washington Street said she doesn't like the way it looks.

Mr. D'Amelio stated that he too doesn't like this project and if he felt he could he would vote against it. However, site plan review does not allow the Board to take such action.

Mr. Daigneault said he felt the same as Mr. D'Amelio.

Mr. Frias, seconded by Mr. Goldberg made a motion to close the public hearing for 62 Washington Street.

Vote: 4-0-1 (Daigneault abstained) in favor.

Mr. Frias, seconded by Mr. Goldberg made a motion to approve the Site Plan Review for 62 Washington Street with the normal conditions.

Vote: 4-0-1 (Daigneault abstained) in favor.

Minor Modification- Manzo Way Definitive Subdivision

Pat Burke, H. S. and T. Engineers informed the Board that at the request of the Conservation Commission they now have been able to engineer a connection to the existing sewer line on Cox Street. Thus the minor modification.

Mr. Hunter noted that the DPW has approved this change.

Mr. Frias, seconded by Mr. Goldberg made a motion that the change to Manzo Way did not constitute the need for a Public Hearing under the Subdivision Control Law and therefore the Planning Board approves the modification as presented.

Vote: 5-0-0 in favor.

Minor Modification- Westbridge Condominiums

Larry Greene, WMD informed the Board that since the Condo owners took control of the development they become aware that there were several discrepancies with how the project was built compared to the approved plans. They have made some changes at the development to meet the approved plans, but are now presenting two modifications they would like the Board to approve. These changes both deal with handling of slopes on the northeast side of the project.

After some discussion the Board voted on the request.



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Mr. Underwood, seconded by Mr. Frias made a motion that the change to Westbridge Condominiums did not constitute the need for a Public Hearing under Site Plan Review and therefore the Planning Board approves the modification utilizing either Option one or two as presented and in doing so allows the Planning Director to approve any further modification to the eastside of Units #23 -#29 on Hastings Road.

Vote: 5-0-0 in favor.

Minutes – September 4, 2018

Mr. Frias, seconded by Mr. Goldberg made a motion to approve the minutes of September 4, 2018 as amended.

Vote: 4-0-1 in favor (Daigneault Abstained).

Director's Report

None at this time

Adjournment

Mr. D'Amelio, seconded by Mr. Frias moved to adjourn at 8:20 PM.

Vote: 5-0-0, Unanimous

Document List September 11, 2018

Documents	Location
Minutes 9.4.18	P & CD office
Manzo Way MM	P & CD office
Westbridge MM	
Revised Plans 62 Washington Street	
Revised Plans 196 Washington Street	

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