



# Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

## Minutes of Meeting – October 30 2018

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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, David Daigneault, Dirk Underwood, Steve Goldberg and Jack Hunter, Director, Kristina Johnson Assistant Director of Planning and Community Development.

### **Form A Approval Not Required – Parmenter Road – Kevin O'Malley**

Atty. Norris representing the applicant introduced the Form A to the Board.

Steve Poole, Lakeview Engineering described the plans regarding lot size, frontage and wetlands.

Mr. Daigneault asked about access and Mr. Poole reviewed it.

Mr. Goldberg asked about the procedure for this Form A.

Mr. Hunter responded that since the proposal had frontage and lot size it met the limited criteria for a Form A application. The Board has 21 days from the receipt of plans by the Clerk to endorse the plans, determine it is a subdivision or take no action. If the Board does not take action within the 21 prescribed days the Town Clerk must certify the Plans as endorsed.

**Mr. D'Amelio asked for a motion. At this time there was no motion and Mr. D'Amelio determined that there is no action on this plan.**

### **Public Hearing – Town Meeting Article 7 - 71 Apsley AROD**

Mr. Hunter briefed the Board that this was a proposal to place the Adaptive Reuse Overlay District on 71 Apsley Street, thus making it possible to have housing at the site.

Mr. D'Amelio explained why he voted against sponsoring this article. Essentially, he felt the AROD by law, as it exists today is flawed and didn't feel it was appropriate at this time to place it on another property.

Mr. D'Amelio next asked if anyone from the public wished to speak on the article.

Kathy Adams, asked why this parcel?

Mr. Hunter explained that a possible buyer approached the Board to sponsor the article and the Board voted 4-1 to sponsor it.



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**Mr. Goldberg, seconded by Mr. Underwood moved close the public hearing for Article 7.**

**Vote: 4-0-0 to Approve**

**Mr. Goldberg, seconded by Mr. Underwood moved to recommend approval of Article 7 to Town meeting.**

**Vote: 2-2-0 to approve (Goldberg and Underwood in favor, D'Amelio and Daigneault against), thus no action taken on the article.**

### **Public Hearing – Town Meeting Article 8 – Downtown C1 District Expansion**

Mr. Hunter explained the rationale behind this article. He said that the Selectman wanted to expand the Downtown zoning to accomplish several things, notably allowing for more opportunities in the downtown, to rectify existing non-conformities and to allow for possible expansion of the available liquor licenses.

Mr. D'Amelio asked in anyone from the public wished to speak on Article 8?

Ms. De Melo, 31 Broad Street asked how this would affect her property.

Mr. Hunter said currently her multifamily property is a non-conforming use in a manufacturing zone. Therefore this change would correct that non-conformity.

Mr. D'Amelio initially had a concern about some of the properties along Central Street.

Mr. Hunter noted that he had sent out public hearing notices and maps to all the properties and abutters affected by this proposal.

Mr. Daigneault asked if there was any correlation between this proposal and the BID.

Mr. Hunter responded that though they are in similar areas there is no correlation.

Mr. Coelho 4 School Street, asked how this would affect their property?

Mr. Hunter said that they currently operate a used car lot and repair shop which is allowed in the current zoning and would still be allowed in the proposed zoning. Therefore, there is no affect except that in the future it would give you more flexibility.



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Mr. Goldberg, seconded by Mr. Underwood moved close the public hearing for Article 8.

**Vote: 4-0-0 to Approve**

Mr. Goldberg, seconded by Mr. Underwood moved to recommend approval of Article 8 to Town meeting.

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

### **Public Hearing – Town Meeting Article 9 – Marijuana Manufacturing Overlay District**

Ms. Johnson presented the overview of what the Marijuana Manufacturing Overlay District is, what it allows and where it is being proposed. Ms. Johnson stressed that this is an incremental approach the Selectman have chose regarding marijuana uses and how they should be treated in the Town of Hudson.

Mr. D'Amelio stated that though he had his doubt about this proposal in the past, he is now convinced that this approach is the right way to proceed and he is now in favor of the Article.

Mr. D'Amelio asked if anyone form the public wished to speak on the issue.

Anthony Parrinello, 52 Whispering Way Stowe stated that he admittedly has a business interest in Hudson regarding marijuana. However, this proposal is a good one and he is in favor of it.

John Melillio, 490 Main Street said he is concerned about the potential odor from a cultivation facility.

It was noted that state statute requires any proposal to mitigate any odor issues to the satisfaction of local and state laws.

Brian Adams, 81 Hunter Street stated that he works in the business and cultivation facilities are completely scrubbed and clean. Therefore, there should be no odor issues.

Mr. Parent, Board of Selectman noted that these operations will allow for increased revenue for the Town both through taxes, host agreements and jobs. In addition, they typically require a high electricity usage and that will help our electrical rates.

Mr. Goldberg, seconded by Mr. Underwood moved close the public hearing for Article 9.

**Vote: 4-0-0 to Approve**



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Mr. D'Amelio, seconded by Mr. Goldberg moved to recommend approval of Article 9 to Town meeting.

**Vote: 4-0-0 to Approve**

### **Preliminary Subdivision – 71 Parmenter Road**

Robert DiBenedetto, Hancock Associates presented a subdivision plan showing 8 industrial lots of which 6 are for new development.

He went through the proposed roads, utilities and drainage.

He also noted that he has met with the Department Heads and feels very comfortable that they can meet all the concerns that the departments have brought forth.

Mr. Hunter noted that water pressure and water quality are the two biggest concerns from the Town.

Mr. D'Amelio asked about the existing guide wires and if they currently have any issues during the winter from them.

It was suggested they obtain an affidavit from the management team there now as to any potential issues that do arise.

Having heard no other comments Mr. D'Amelio thanked them for coming in and reminded them to try and get all of the Boards and Towns concerns completed before they come back with a definitive plan.

### **Minutes - September 18, 2018 and October 2, 2018**

Mr. Goldberg, seconded by Mr. D'Amelio moved to approve the minutes of September 18, 2018.

**Vote: 3-0-1 (Daigneault abstained) to Approve**

Mr. Daigneault, seconded by Mr. D'Amelio moved to approve the minutes of October 2, 2018.

**Vote: 3-0-1 (Goldberg abstained) to Approve**

### **Adjournment**

Mr. Goldberg, seconded by Mr. Daigneault moved to adjourn at 8:32 PM.

**Vote: 3-0-0, Unanimous**



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## Document List October 30, 2018

Documents	Location
Town meeting Zoning Articles and supporting documents	P & CD office
71 Parmenter Subdivision plans, memos and Town correspondence	P & CD office

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