



# Town of Hudson

## Internal Traffic Committee

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Minutes of Meeting – February 24, 2017

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A meeting of the Town of Hudson's Internal Traffic Committee (ITC) was held on Friday, February 24, 2017. Jeff Wood, Chair convened the meeting at 10:00 AM.

**The following ITC voting members were in attendance:**

Jeffrey Wood, Building Commissioner, Chair  
Stephen Geldart Deputy Fire Chief  
Michael Burks, Police Chief  
Eric Ryder, Director, Public Works

**The following Ex-Officio ITC members were in attendance:**

Kristina Johnson, Asst. Director of Planning and Community Development  
Jack Hunter, Director of Planning and Community Development

**The following individuals were also present:**

Selectman John Parent  
Selectman Fred Lucy  
William Goodman, Civil Engineers, Inc.  
Gregory Bradford, Nutter, McClellan, and Fish  
Anthony Parinello, Temesco Wellness  
Stephen Poole, Lakeview Engineering  
Pam Helinick, Assistant Planner  
Keli Calo, Health Department

**Speed limit on Causeway Street** (other business taken out of order)

*Chairman Jeff Wood recused himself from this portion of the meeting, as he is a resident of Causeway Street.*

Selectman John Parent wanted to discuss the recent amendments to the Municipal Modernization Act (MMA) concerning the lowering of speed limits. He also wanted some more information on the possibility of a truck exclusion on Causeway Street, as discussed a prior ITC meeting. He noted that the Town of Southborough recently had a truck exclusion approved, and underscored that the State in reviewing the request requires at least 5-8% of the traffic volume to be classified as trucks. Mr. Parent expressed his appreciation of the Police Department for stepping up enforcement activities in the neighborhood and for the Department of Public Works for installing the traffic signage. Mr. Parent noted that there are still folks in the neighborhood who are concerned about speeding, truck traffic, and general traffic noise, and was wondered if the recent amendments to the MMA would be applicable in this situation.

Kristina Johnson, Assistant Planning Director provided some clarity on the intent and applicability of the amendments to the MMA. Ms. Johnson explained the difference between a regulatory speed limit (a posted speed limit) vs a statutory speed limit (a default speed limit in the absence of a posted speed limit or special regulatory speed limit). Section 193 of the MMA allows communities to opt in (not sure what

“opting in” entails) to Chapter 90 Section 17C to reduce the **statutory speed limit** from 30 MPH to 25 MPH in thickly settled areas. This section is not applicable for roadways that are governed by a regulatory speed limit. Section 194 allows communities to establish special regulatory safety speed limit zones; however, this action requires the standard engineering study as required by MUTCD and approval by MassDOT as required by the State Traffic Code.

Ms. Johnson also explained that she had reached out to the Metropolitan Area Planning Council about whether they could complete a truck exclusion study. She informed everyone that MAPC does not provide that type of traffic engineering services to communities, but that they could possibly provide a planning study to investigate the feasibility of traffic calming measures. Ms. Johnson underscored that MAPC may require a financial contribution (depending on scope) to a planning study.

## **SITE PLANS**

### 19 Brent Drive

Bill Goodman, Civil Engineer first provided an overview of the existing conditions of the 7-acre parcel. He noted that there is sloping topography from north to south and that the area is generally wooded. Mr. Goodman explained that as part of the existing conditions review a wetland scientist walked the property; the scientist indicated that there are no wetlands on the property or within 100 feet of the property. Mr. Goodman then provided an overview of the proposed project, which entails the clearing and grading of the property to create a landscape materials stockpile and storage for Blank Industrial Realty (landscape Storage Company). He noted that there will be no structures, utilities, or impervious surfaces proposed as part of the project, and that the site will be accessed via a 20-foot wide gravel driveway. Mr. Goodman met with Jack Hunter and Chief Blood took place prior to the ITC meeting to inform the preparation of the site plan.

Eric Ryder expressed concerns about the runoff calculations provided with the site plan. Jack Hunter indicated that a scope of work has been generated to engage Waterman Design Associates (the Town’s peer review engineer) to take a closer look at the drainage concerns.

Chief Blood reminded the applicant that they will need to obtain storage permits from the Hudson Fire Department before they are operational.

Jeff Wood asked the applicant to specify the types of materials that would be stored on the property, to which Mr. Goodman indicated bark mulch, stone, woodchips, and possibly salt material (which would be stored away from the Wetland Protection District boundaries in approved salt storage containers). Chief Burks inquired about the procedures for transporting material onto the site and procedure for cleanup in the event of spillage. The applicant indicated that there has been no issue with loose material on transportation vehicles for the site at 17 Brent Drive, and does not think that spillage will be an issue since the trucks

Chief Blood moved to approve the site plan pending the satisfactory outcome of the drainage review and analysis. Seconded by Jeff Wood. 4-0-0

### 252 Coolidge Street

Anthony Parinella provided some background context as to why there has been a change of location for the proposed marijuana dispensary, recently permitted at 131 Coolidge Street. Mr. Parinella noted that he broke his lease with the landlord at 131 Coolidge Street, as the location across the Street at 252 Coolidge fit better within the company’s business model. Furthermore, Mr. Parinella underscored that the Special Permit issued by the Zoning Board of Appeals was conditioned on the signing of the host agreement, which had not been executed at that time.

Stephen Poole provided an overview the project at 252 Coolidge Street (Jim's Truck and Auto Repair Shop) and walked through the various elements (Parking, drainage, circulation, easements, security) on the site plan and the discussed the internal layout plan.

Jeff Wood reminded the applicant that there may be some State ADA-compliance requirements associated with the layout of the internal facilities. Mr. Parinella expressed his understanding for these requirements and would be sure that the architectural drawings reflect state ADA requirements.

Chief Burks inquired about the function of the IT closet marked on the internal layout plan, to which Mr. Parinella stated that it would most likely function as a security area.

Eric Ryder asked if the applicant could confirm the easement for the water main. Stephen Poole indicated that said easement is contained as part of the deed.

Chief Blood stated that as a condition of the site plan approval the applicant will be required to install a type one fire alarm system (either connected to a private company or directly to the Hudson Fire Department). He further stated that given the size of the building no sprinkler system will be required, and that since there will be no couches and/or furniture, no carbon monoxide detection systems will be required.

ITC members discussed solid waste disposal for the site Jack Hunter indicated that the Planning Board will require an enclosed dumpster on site. Mr. Hunter recommended that the applicant submit a "typical" of the dumpster and the enclosure.

Chief Burks requested additional time to review and comment on the proposed security plan.

Eric Ryder moved to approve the site plan pending the review of the security plan, installation of a type 1 alarm system, furnishing the appropriate handicap parking signage, and typical for the dumpster and the lighting. Seconded by Chief Blood. 4-0-0

## **OTHER BUSINESS**

### Discussion of logistics related to a proposed Farmers' Market

Pam Helinick and Keli Calo provided an overview of the farmers' market and indicated that there has been some fine tuning to the location of the market. From June 6<sup>th</sup> – October 31<sup>st</sup>, a farmers' market will be held on Tuesdays from 3:00PM- 6:00PM in the Avidia Bank parking lot. Ms. Helinick and Ms. Calo noted that Avidia Bank had recently agreed to close their parking lot behind Town Hall (off of Church Street) to accommodate the market.

Chief Blood discussed his emergency response needs for the area. Chief Burks indicated that he will assign the downtown beat officer walk around the market. With respect to trash removal, Eric Ryder suggested that the size of the Town Hall dumpster for increased waster, and Chief Blood suggested that the cardboard boxes can be recycled at the Fire Department. Dr. Wong suggested that BP be scheduled for a pick up on Wednesday mornings. And finally, Eric Ryder offered to provide sawhorses to block access during the market and that they could be left at Town Hall for use each week.

*Chief Burks left the meeting.*

Discussion of the warrant article with respect to ITC approval of site plans.

Jack Hunter provided some background context on the development of the warrant article (which was approved by the Planning Board) and what it would mean for site plan review. The intent of the warrant article is to remove the requirement in the Zoning By-Laws that all site plans receive official approval from ITC, but to replace it with a development review committee comprised of all Department heads, not just ITC. Both Mr. Hunter and Ms. Johnson discussed their respective experiences with development review in other communities and how establishing an internal development review committee would improve the efficiency of development review. Furthermore, both underscored that ITC will continue to function and take up transportation issues related to public safety, speeding, parking, signage, etc.

Selectmen Fred Lucy expressed his concerns about the overall intent of the warrant article. Considerable discussion ensued amongst ITC members and with Fred Lucy. No vote was taken.

Crosswalk at Park Street/Everett Street

Eric Ryder presented a brief overview of the issue at above-referenced intersection. A resident of Park Street reached out to the Town about the feasibility of installing a crosswalk at this location. The resident expressed concerns about safety and stated that her child is on the spectrum. A crosswalk, the resident believes, would create a sense of safety and security for her child and others walking in the neighborhood. Eric suggested that funds from the state Complete Streets program could be used to fund this improvement, as the Town is in the process of putting together a project prioritization plan.

Eric moved to move this project to the top priority for the next Complete Streets funding round. Seconded by Jeff Wood. 3-0-0.

Minutes

Eric Ryder moved to approve the minutes from January 27, 2017. Seconded by Chief Blood, vote 3-0-0.

Adjournment

Jeff Wood moved to adjourn the meeting, second by Chief Blood vote 3-0-0.