



Hudson Board of Appeals

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting—February 8, 2018

The Hudson Board of Appeals met in the Selectmen's Hearing Room, 2nd Floor, Town Hall, Hudson, Massachusetts. At 7:00 PM, Chairman Lawrence Norris called the meeting to order.

Members Present: Lawrence Norris, Chairman; Dorothy Risser, Clerk, Christopher Tibbals, Member; Jill Schafer, Associate Member; Jason Mauro, Associate Member.

Staff: Jack Hunter, Director of Planning and Community Development
Eric Ryder, Director of Public Works
Kristina Johnson, AICP, Asst. Director of Planning and Community Development

Chairman Norris convened the meeting at 7:00 PM.

Petition #2017-18; 21 Lakeside Avenue

Present were: No one was present for this petition

Chairman Norris read verbatim a letter from David Sadowski, site engineer for the petitioner requesting a withdrawal of the petition without prejudice, as design solution has been develop to avoid the need for dimensional relief.

Chairman Norris moved to accept the request for a withdrawal of the petition without prejudice . Seconded by Christopher Dorothy Risser. 5-0-0. Unanimous

Petition #2018-02; 15 Hudson Street/253 Washington Street

Present were: Paul Giannetti, Attorney for the Petitioner
Austin Turner, P.E., Bohler Engineering
Heather Monitcup, P.E., GPI Engineering
Jonathan Gomant, GSX Ventures
Kelly Andress, Sage Senior Living

Chairman Norris read verbatim the public hearing notice for the above-referenced petition of GSX Ventures, LLC requesting a Special Permit under Section 5.2.3.1 (e) of the Town of Hudson's Zoning By-Laws to construct an Assisted and Independent Living Facility comprised of 87 assisted living units and 61 independent living units. The subject property is located at 15 Hudson Street and 253 Washington Street Assessors' Map 64 Parcel 8 and Parcel 10 in the SA-7 Zoning District.

Dorothy Risser read the right of appeal.

For the benefit of the petitioner and the meeting attendees, Chairman Norris explained the sequencing of the meeting and then invited Attorney Giannetti to re-introduce the project.

Attorney Giannetti provided a historical overview of the proposed project. He discussed the December 2016 Administrative Appeal of the Building Commissioner's denying a building permit for failure to comply with Section 5.2.2 and Section 5.2.3 of the Town of Hudson Protective Zoning By-Laws, and noted that the Board upheld the decision of the Building Commissioner that Assisted Living and Independent Facility were not allowed uses in the Zoning By-Laws. In May 2017—via a Citizen's Petition—the following sections of the Hudson Zoning By-Laws were amended.

- A new definition for Assisted Living Facility
- A new definition for Independent Living Facility
- Section 5.2.3.1 (3) – *A hospital, convalescent home, funeral home, or philanthropic institutions. Senior Housing, specifically including Independent Living Residences and Assisted Living Residences in Residential Districts SA-7 and SA-8.*

With the approved Zoning amendment, Attorney Giannetti stated that the project could proceed through the regulatory review process, noted that the project overcame many engineering challenges, and received conditional site plan review approval from the Planning Board on February 7, 2018.

Austin Turner, Bohler Engineering provided a thorough overview of the interdepartmental review process, and discussed the analyses with respect to sewer and water capacity. Mr. Turner provided an in-depth presentation of the site plan and discussed the infrastructure mitigation, with special emphasis on resolving the sewer capacity issues. He underscored that Bohler worked hand and in hand with the Department of Public Works, the Planning Board peer review consultant (Waterman design Group) and Wright Pierce (Hudson DPW Sewer consultant) to develop a design that satisfactorily resolves some longstanding sewer capacity issues for the Town and provides sufficient capacity to support the proposed project. Eric Ryder followed up that the Town of Hudson is required by the Department of Environmental Protection to conduct flow monitoring as part of the I and I program.

Dorothy Risser inquired if the Conservation Commission as part of their Order of Conditions required a ban on the use of chemicals, salt, and herbicides for snow removal. Austin Turner stated that Conservation Commission did not put any restrictions on the use of the above-referenced materials. He noted that the safety of elderly individuals would be compromised if careful attention was not paid towards snow removal.

Jill Schafer inquired about a reference to resolving traffic-related issues—in particular the appreciable impact of traffic on Washington Street. Jack Hunter explained that during the review process the petitioner, the petitioner's traffic engineer GPI, met with the Town and their traffic engineer Ronald Mueller to discuss the trip generation, the weaving and merging, and general traffic operations at the Washington Street/290 Connector Intersection. Subsequent to the filing of the petition, Mr. Hunter noted the outstanding issue that was included in Ron Mueller's final letter: the removal of the two parking spaces within the underground garage to increase turning radii. Ms. Schafer followed up about whether Mr. Mueller had any concerns about the appreciable impacts in traffic, to which Mr. Hunter said no, and noted that nothing related to traffic has changed since the Planning Board decision was rendered the previous evening.

Jason Mauro inquired about the snow storage calculations, and noted that 7.1.4.7 of the Zoning By-laws require 5% of the total paved area be designated for snow storage. Austin Turner explained that specific calculations were not completed for snow storage, but indicated that there is plenty of space to accommodate snow storage as depicted on the site plan. Chairman Norris also emphasized that the petitioner needs to demonstrate that 5% of the gross paved area designated as snow storage. Attorney Giannetti agreed to add that information on the site plan.

Chairman Norris inquired about the trip generation rates, and expressed his belief that they may be unreasonable. Heather Monticup, Traffic Engineer explained the ITE Trip generation methodology and how it applied to this project.

Dorothy Risser noted the requirement in the 7.1.4.3 Zoning By-laws to 7.1.4.3 relative to the installation of bumper guards or wheel stop at the head of each parking stall. All agreed that, as a formality, relief will need to be granted from this section of the Zoning By-laws.

Attorney Giannetti wrapped up the presentation by reiterating the required two findings by the Board for the issuance of a Special Permit: adverse impact on current and future dwelling units and the traffic capacity of the local streets. Attorney Giannetti stated that all transportation and circulation-related issues had been discussed and satisfactorily resolved with the Police Chief, Fire Chief, and the Town's Traffic Engineering consultant.

Chairman Norris opened up the meeting for public comment.

Brian Johannes, Hudson Resident inquired whether there would be elevators installed as part of the project and the security measures in place with respect to the memory care unit. Kelly Andress provided an overview of the layout of the memory care unit and its security measures.

Jonathan Gomant provided an overview of the existing site and the siting of the proposed the assisted living facility. Mr. Gomant showed renderings of the proposed building and highlighted

the following 1) parking will be located in the front of the proposed two-story building; 2) site is well buffered by existing trees and landscaping; 3) the building will be isolated from the adjacent residential neighborhood; and 4) the site driveway is located far away from the intersection and is expected to see only about 22 cars per hour. Furthermore, Mr. Gomant highlighted their commitment to provide a parking facility for members of the public to park to access the rail trail. Kelly Andress of Sage Living provided an overview of the types of services and amenities that will be provided.

Chairman Norris seconded by Christopher Tibbals, moved to grant relief from Section 7.1.4.3 of the Town of Hudson Zoning By-Laws relative to the installation of bumper guards or wheel stop at the head of each parking stall and to grant a Special Permit under Section 5.2.3.1 (e) of the Town of Hudson's Zoning By-Laws to construct an Assisted and Independent Living Facility comprised of 87 assisted living units and 61 independent living units.

Minutes

Chairman Norris, seconded by Dorothy Risser moved to approve the minutes from the January 11, 2018 meeting. 5-0-0. Unanimous

Adjournment

Chairman Norris moved to adjourn the meeting at 8:50 PM. Seconded by Dorothy Risser. 5-0-0. Unanimous