



Town of Hudson

Economic Development Commission

78 Main Street, Hudson, MA 01749
Tel: (978)562-2989 Fax: (978)568-9641
Email: kjohnson@townofhudson.org

Minutes of Meeting – September 29, 2021

Pursuant to the Chapter 20 of the Acts of 2021 Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, this meeting of the Hudson Economic Development Commission was conducted via remote participation.

At 6:30 PM, Chairman Sullivan, called the meeting to order.

Commission Members Participating: William Sullivan, Chair
Charles Randall, Vice Chair
Sara Foster
Thomas Davis
Thomas Ricci

Commission Members Absent: Christopher Tibbals
Hugh Gardner
Sarah Cressy

Staff Members Participating: Thomas Gregory, Executive Assistant
Kristina Johnson, AICP, Director
Amanda Molina Dumas, Assistant Planner

Chair's Welcome/Brief Introduction of New Town Administrator and Assistant Planner

William Sullivan welcomed everyone to the meeting and introduced the new Town Administrator, Tom Gregory and Assistant Planner Amanda Molina Dumas. Both Mr. Gregory and Ms. Molina Dumas introduced themselves and expressed their excitement about working for the Town of Hudson.

MAPC Presentation – Hudson Downtown Local Rapid Recovery Plan & Recommendations

Mr. Sullivan welcomed Jennifer Kaplan, Economic Development Planner from the Metropolitan Area Planning Council and turned the floor over to Ms. Kaplan to present an overview of the Downtown Local Rapid Recovery Plan. Ms. Kaplan noted that that the plan was prepared as part of the Local Rapid Recovery Planning (RRP) program is a key part of the Baker-Polito Administration's Partnerships for Recovery Plan, the strategy established to help communities stabilize and grow the Massachusetts economy as a result of the economic impacts brought on by COVID-19. The plan invests \$774 million in efforts to get people back to work, support small businesses, foster innovation, revitalize downtowns, and keep people in stable housing.

Ms. Kaplan discussed the plan's framework and outlined the three (3) categories for the recommendations: 1. Address existing commercial vacancies and long-term marketing needs of the Business Improvement District; 2. Expand and improve the public realm; and 3. Plan for long-term growth for Downtown Hudson. [Here is the link to the final plan.](#)



Town of Hudson

Economic Development Commission

78 Main Street, Hudson, MA 01749
Tel: (978)562-2989 Fax: (978)568-9641
Email: kjohnson@townofhudson.org

Minutes of Meeting – September 29, 2021

Planning Department Update- Comprehensive Zoning Update

Ms. Johnson presented an overview of the Comprehensive Zoning Update, which she noted is on the Town Meeting warrant for November. Ms. Johnson underscored that Planning Staff has been working collaboratively with the Town Clerk, Town Counsel, the Building Commissioner, and the Chairs of the Planning Board and Zoning Board of Appeals to review all materials. She emphasized that the goal of this effort was to create a document that 1) respects the character of Hudson; 2) is easy for all users to understand, navigate, and interpret; 3) provide a framework that is predictable yet flexible enough to accommodate amendments over time; and 4) is consistent with State and Federal statutes.

Ms. Johnson also highlighted the new components that have been added to the By-laws that will only enhance the user experience, but help the Building Commissioner with zoning enforcement issues, and reflect new land uses over the past 60 years. New components include the following:

- updated land-use definitions
- a solar by-law;
- a drive-through by-law;
- updated parking requirements by land-use;
- a table of land uses by zoning district;
- the consolidation of zoning districts and;
- the digitization of the Zoning Maps.

EDC members expressed their support of the effort, and Chairman Sullivan encouraged everyone to attend Town Meeting.

Introduction of Native Sun Wellness and presentation of zoning article

Mr. Charlie Yon, Chief Operating Officer, Native Sun Wellness provided an overview of the petitioned zoning article on the warrant for Town Meeting in November. Mr. Yon stated that the petitioned zoning article is to change the hours of operation (which is controlled by the Zoning By-laws) for retail marijuana establishments to operate until 10PM. He noted that the Retail Marijuana Overlay District use regulations only allow for the establishments to operate until 8PM. He noted that the retail businesses in Highland Commons are open to 10PM, and stated this proposal would help Native Sun capture more business.

Members expressed their support of Mr. Yon's proposal.



Town of Hudson

Economic Development Commission

78 Main Street, Hudson, MA 01749
Tel: (978)562-2989 Fax: (978)568-9641
Email: kjohnson@townofhudson.org

Minutes of Meeting – September 29, 2021

Other Town Updates

No other updates were presented.

Minutes from February 24, 2021 and March 24, 2021 meetings

Chairman Sullivan asked if members had any comments or edits to the minute. There were no comments. Vice Chairman Randall seconded by Sara Foster to approve the minutes from 2/24/2021 and 3/24/2021 as written.

Adjournment

Chairman Sullivan seconded by Vice Chairman Randall moved to adjourn the meeting, 5-0-0. Unanimous

Cc: Town Clerk