

Town of Hudson

Planning Board Agenda

78 Main St, Hudson, MA 01749

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Tuesday, January 6, 2026 6:30 PM

Amended December 23, 2025

Pursuant to Chapter 2 of the Acts of 2025 extending the remote meeting provisions of March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law, this meeting of the Hudson Zoning Board of Appeals will be conducted via remote participation. Specific information for remote participation by members of the public and / or parties with a right and / or requirement to attend this meeting can be found below.

<https://us06web.zoom.us/j/84398082893>

Meeting ID: 843 9808 2893

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1. 6:30 p.m. - Call to Order

2. Vote to enter Executive Session

The Planning Board will consider a vote to enter Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21(3) to discuss litigation which in an Open Meeting may have a detrimental effect on the litigation position of the Planning Board: Jennifer Morais v. Town of Hudson Planning Board, 25 MISC 000669 (Land Court) - 83 Central Street Site Plan Review. The Planning Board will then move to Open Session.

3. Vote to return to Public Session

4. 7:00 p.m. - Public Session

5. Administrative Business

- i. Discussion regarding meeting format for 75 Reed Road

6. Public Hearings (Continued)

- i. [0 Main St. / Barracks Road \(Bruen Road\)](#) : application of White Pond Development LLC for Site Plan Approval pursuant to Section 8.1.7 of the Town of Hudson Zoning By-laws to construct 22 new duplex buildings along Bruen Road and

Barracks Road. The subject property is zoned R-40
Residential, Assessor Map 48, Parcel 3.

7. Approval of Meeting Minutes

- i. Dec. 9, 2025 and Dec. 16, 2025

8. Adjournment