



Town of Hudson

Planning Board

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

Minutes of Meeting – January 6, 2026

Chair Robert D'Amelio called the meeting to order at 7:00 PM and advised the Board and public that the meeting was being recorded.

Board Members Participating:

Robert D'Amelio, Chair
Joseph Mitchell, Clerk
Darryl Filippi, Member
David Daigneault, Member
Rodney Frias, Vice Chair

Board Members Absent:

Staff Members Participating:

Kristina Johnson, AICP, Director of Planning
Everett Beals, Administrative Assistant
Noemi Kawamoto, Esq., Municipal Counsel

Executive Session

Mr. D'Amelio moved to enter executive session and return to open session afterwards to discuss pending litigation that, 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 St. Site Plan Review*. Mr. Frias seconded the motion. **It passed 5-0-0.** The Board entered executive session at 6:32 p.m.

Mr. D'Amelio moved to adjourn the executive session at approximately 7:00 p.m. and return to public session. Seconded. **The motion passes 5-0-0.**

Public Hearings (Continued)

[0 Main Street/Barracks Road \(Bruen Road\) – SPR-25-3](#) (Public Hearing opened on 9-16-25)

Several members of the applicant team were present, including Jonathan Silverstein, attorney with Blatman, Bobrowski, Haverty & Silverstein; Benjamin Osgood, P.E., of Ranger Engineering Group; and Michael Quinn and Roger Kane.

Mr. Silverstein spoke first. He acknowledged concern about the status of Bruen Road. He said that the applicant has agreed to these points: Bruen Road will be a private way; it will be maintained by the future home owners' association; and it will not be offered for acceptance as a public way. He said that that resolution had addressed the concerns of Town staff (Ms. Johnson).



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The other outstanding issue was the status of the non-conforming use rights for the property, said Mr. Silverstein. He believes this has been resolved. After Site Plan Review, the applicants will pursue a Special Permit from the Zoning Board of Appeals.

Mr. D'Amelio invited the Board to ask questions. They had none at the time.

Mr. Osgood then introduced himself and shared the changes his team had made to the Site Plan. He gave a background on the road and the existing site. There are 14 existing duplexes on approximately 39 acres of land in Hudson. The abutters to the site are the United States and the Commonwealth of Massachusetts. The property is generally flat and wooded. The property is partly located within a wellhead protection district.

The applicant is proposing 7 new buildings on Barracks Road. On the north side of that site on Bruen Road, the applicant is proposing 8 new buildings. To the south of Barracks Road, they propose 6 new buildings. Each unit will have an exclusive use area in its backyard. Each new building not on Barracks Road will be on its own septic system. The whole site is serviced by Hudson Light & Power. Mr. Osgood also explained the drainage and grading plans. He said that the drainage report was the section which was revised the most. He also introduced the fire apparatus accessibility plan.

Mr. D'Amelio invited the public to give comment. Ms. Johnson said there was no one seeking to be recognized at the time. Mr. D'Amelio then turned to the Board for comment.

Mr. Frias said he was satisfied with the information provided. Mr. Daigneault also complemented the presentation.

Mr. Filippi asked the applicants if they could explain their rationale for the housing layout. Mr. Silverstein replied that the site will not be divided into separate lots; it is not a subdivision, he said. The use of the site is non-conforming, not the lot itself, he said. Mr. Osgood added that each house was given a decently-sized backyard, with offset driveways and lawns, all generally matching the existing structures. Each home was positioned so as to maximize the useable outdoor area, he said.

Mr. Filippi said he was hoping for a more quantified response to his question. He also asked about driveway lengths and whether a certain percentage of the units would be "affordable." Lastly, Mr. Filippi inquired about the changes to the entrance to Bruen Road at White Pond Road, and whether the intersection would be entirely rebuilt. Mr. Osgood explained the existing road conditions, citing a geotechnical study that had been conducted.



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Mr. D'Amelio suggested that the first 125 feet of Bruen Road be reconstructed completely to meet Town and DPW standards.

Mr. Mitchell said the presentation was very thorough and that he had no questions.

Mr. D'Amelio asked whether the Board of Health would review the site's septic systems. Mr. Osgood said the systems have been almost entirely rebuilt and are all up to Title V standards.

Mr. Filippi asked if the buildings would have sprinkler fire protection. Mr. D'Amelio said they would not.

Mr. D'Amelio then moved to close the public hearing. Seconded by Mr. Filippi. The motion passed **5-0-0**.

Mr. D'Amelio said that Ms. Johnson had prepared several conditions for approval; he added the condition that the first 125 feet of Bruen Road, where it meets White Pond Road, should be fully reconstructed to meet Town standards.

Mr. Frias moved to approve the plan with conditions. Seconded by Mr. Filippi. **It passed 4-1-0.**

Mr. D'Amelio: yea; Mr. Frias, yea; Mr. Daigneault, yea; Mr. Mitchell, yea; Mr. Filippi, nay.

Administrative Business

The Board had a discussion, at the request of Ms. Johnson, about the modality for the upcoming public hearings for 75 Reed Road. Mr. D'Amelio said that Ms. Johnson has been bearing the brunt of public pushback against the fully virtual modality for the hearings.

Ms. Johnson told the Board that Mr. Beals had inquired with Hudson High School as to whether the auditorium would be available for the next hearing; it will not be available. Ms. Johnson reminded the Board that securing the auditorium at the high school was challenging for the first meeting, too, and that hybrid meetings were most likely neither possible in that space nor supported by HUD-TV. She said that she does not want to cut any person out of the conversation and is doing the best she can.

Mr. D'Amelio said that the Board had already agreed to Zoom meetings, and should follow through on that. Ms. Johnson noted that the criticism is landing on her and taking up time which she could spend on other projects in service of the public interest. Mr. D'Amelio said any comments should be directed towards himself and the Board.



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Mr. D'Amelio had the other members of the Board weigh in. All generally agreed that the Board should not change its stance on the modality for the meetings.

Approval of Meeting Minutes

Mr. Mitchell made a motion to approve the minutes from December 9, 2025. Seconded by Mr. D'Amelio. **Motion passes 5-0-0.** Mr. Daigneault made a motion to approve the minutes from December 16, 2025. Seconded by Mr. Mitchell. No Discussion. **Motion passes 4-0-1** (Mr. Frias abstaining).

Adjournment

Mr. D'Amelio moved to adjourn the meeting at approximately 8:05 p.m. Seconded by Mr. Filippi. **Motion passed 5-0-0.**