



Town of Hudson

Economic Development Commission

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Minutes of Meeting – February 21, 2024

Chair Sullivan called the meeting of the Economic Development Commission (EDC) to order at 7:00 PM and welcomed the members back after a long hiatus. Chair Sullivan asked if members could introduce themselves and provide a brief professional bio.

Board Members Participating:

William Sullivan, Chair
Sarah Cressy
Chuck Randall
Tom Ricci
Tom Davis
Joseph Mitchell (prospective member)

Staff Members Participating:

Kristina Johnson, AICP, Director of Planning and Community Development

Guest Presenter

Katie Snyder, National Development

Introduction of Prospective Member

Chair Sullivan welcomed Mr. Joseph Mitchell to the EDC meeting and asked him to introduce himself and provide a professional biography. Mr. Mitchell highlighted his extensive career in the financial sector and noted his current place of employment being First Citizens Bank. He expressed his sincere interest in serving, and underscored his passion for economic development.

Mr. Sullivan seconded by Mr. Davis moved to request that the Select Board appoint Mr. Mitchell to the EDC. 5-0-0. Unanimous

Update on 75 Reed Road

Katie Snyder, Senior Vice President for National Development—the new owner of 75 Reed Road—provided an overview of her professional biography, noting that she has worked at the National Development for nine (9) years. She also provided an overview of National Development and highlighted the company's portfolio of multi-faceted asset classes and noting, despite the name of the company, that they focus most of their development work in Massachusetts in Connecticut. Furthermore,

With respect to 75 Reed Road, Ms. Snyder stated that they purchased the property from Intel Massachusetts, LLC, and that Intel will be leasing back the property for 18 months. She further stated that this lease back is helping National with the carrying costs for the property while they work out a development program for the site, but that the intended end use will be industrial in nature. Ms. Snyder underscored that there is no development program on the table at this moment, and that they have cast a “wide net” to explore what the market will support for the site. And finally, Ms. Snyder noted that the

property received an eight-year zoning freeze via a Definitive Subdivision endorsed by the Planning Department in September 2023.

Ms. Johnson noted that National Development has met with the Town and his met with the abutting communities at Quail Run and Westridge.

Planning Director Update

Mr. Sullivan turned over the floor to Ms. Johnson for an update on Planning Department projects. Ms. Johnson highlighted the following:

- Mass Central Rail Trail design
- Passage of Zoning modernization articles at the 2023 Special Town Meeting
- Master Plan update (gearing up to seek Commonwealth funding to hire a consultant)
- Result of the Downtown Parking Study
- 32 Washington Street

Chair Sullivan seconded by Sarah Cressy moved to adjourn the meeting at 8:30PM. 6-0-0. Unanimous.