



# HUDSON BOARD OF HEALTH

General Meeting | December 23, 2025







# BOARD MEMBERS

**Matt Gallen, Chair**

**Allyson O'Malley, Vice Chair**

**Rebecca Stewart-Owen, Clerk**





**1. Call Meeting to Order**

**2. Non-Recyclable Plastic  
Reduction By-law Exemption  
Request**

**3. Update on Minor Modification to  
Site Assignment Proposal**

**4. Adjourn**

*The listing of matters is of those reasonably anticipated by the Board Chair that may be discussed at the meeting. Not all items listed may in fact be discussed, and other items not listed may also be brought up for discussion to the extent that the law permits.*





# STOP & SHOP EXEMPTION REQUEST

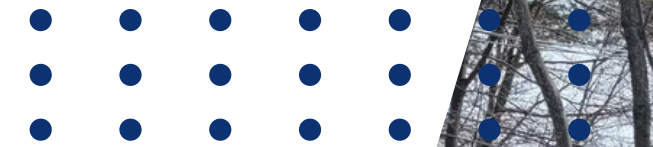
**Hudson Stop & Shop has officially requested an exemption from the Non-Recyclable Plastic Reduction By-law, which takes effect 1/1/26**







# UPDATE ON TRANSFER STATION



- B-P Trucking, Inc. formally submitted their request for Minor Modification to the Site Assignment for the Transfer Station on 12/15/25
- Location: 1 Municipal Drive / 300 Cox St.
- Submitted by B-P with Hudson DPW named as the co-applicant
- Current Site Assignment was issued in 1986
- Governed by DEP regulation 310 CMR 16.00
- Proposal & relevant docs are available on the Town website





# Request for Minor Modification to Site Assignment

1 Municipal Drive, Hudson, Massachusetts 01749

December 15, 2025



**Introduction** The Town of Hudson, owner of a 72 acre parcel of property at 1 Municipal Drive, which is also referred to as 300 Cox Street (the “Property”), acting through its Department of Public Works (“DPW”), and B-P Trucking, Inc., the operator of the existing transfer station (“B-P” and together with the DPW, the “Proponents”), request a minor modification to the existing solid waste site assignment for the Property issued by the Hudson Board of Health in January 1986 (the “1986 Site Assignment”) to authorize the acceptance of up to 850 tons per day (“TPD”) of solid waste. A copy of the 1986 Site Assignment is attached as **Exhibit A**.

The regulations require the Board of Health to conduct a hearing in accordance with the public notice and public hearing requirements referenced in 310 CMR 16.22(3). The regulations also provide that the Board shall grant the minor modification to the site assignment unless the Board finds that the requested increase in TPD would present a danger to public health, safety, or the environment pursuant to G.L. c. 111, § 150A.



# AGREEMENT : : : : : & LEASE



## **Solid Waste Management Agreement**

- **Signed November 15, 2021 by B-P & BOH**
- **B-P pays TOH \$2,000/month**
- **20-year lease**

## **Lease**

- **Signed December 6, 2021 by B-P, BOH & Select Board**
- **20-year lease**





# **SOLID WASTE MANAGEMENT AGREEMENT**

“

During the term of the Lease, the CONTRACTOR may at its expense make such improvements as it shall deem necessary or appropriate to enable it, **with approval of the TOWN**, which approval shall not be unreasonably withheld, to operate the New Transfer Station at the Site or to otherwise perform its obligations as provided herein;

”





# B-P & THE TOWN'S STANCE

**“I am compelled to respond to inform you that whatever contractual obligation is created by Section 2.02(f) of the SWMA applies only after the commencement of commercial operations of the new transfer station facility and is therefore not ripe at the current time. B-P has no obligation under this provision to seek approval from the Board of Health for any improvements or modifications to the current transfer station or to the proposed future transfer station separate and apart from the Board’s proceeding on B-P’s Request for Minor Modification to Site Assignment made pursuant to and governed by 310 CMR 16.22(3).”**

# NEXT MEETING



**Tuesday, January 13, 2026**

**5:30 PM**

**Hudson Town Hall & Virtual**





**THANK YOU**

*Holidays!* HAPPY