



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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MINUTES of the SPECIAL SITE REVIEW COMMITTEE MEETING December 12, 2022

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Brian Groth
SSRC Chair: X

Tim Malley
Planning Board Rep.: X

Bob Guessferd
Select. Rep.: X

- I. CALL TO ORDER AT 6:03 P.M.
- II. ROLL CALL
- III. NEW BUSINESS

- A. Country Brook Farms
MSP #05-22

175 Lowell Road
Map 210 Lot 006

Purpose: To permit take-out of winter food offerings such as soups and chicken pies in addition to the ice cream currently permitted. Application Acceptance & Hearing.

Mr. Malley moved to accept minor site plan application MSP# 05-22. Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

Jay & Michelle Shattuck, Applicant and Owners of Country Brook Farms represented their application.

The committee reviewed the minutes from the meeting at which the ice cream stand was originally approved, July 23, 2003. Mr. Groth discussed the context of the previous decision with the current application.

Mr. Malley asked if the Applicant would only serve soup and chicken pies specifically or if they were asking for flexibility in the specific types of food that could be sold at the take-out window. The Applicant responded that they would like flexibility in what they are allowed to provide.

Mr. Guessferd asked if the Applicant proposed constructing a seating area. The Applicant said they thought about it but are not proposing that. They may put out a bistro table or two in front of the stand but do not propose building anything.

Mr. Groth noted that the approval of the ice cream stand also included a stipulation regulating the hours of operation of the garden center and asked the Applicant if those hours were representative of their operation. The Applicant responded that hours depend on season and demand. The committee discussed that it was unnecessary to regulate the hours of business for a garden center, since this was located in the business zone on Lowell Road where some adjacent businesses operated 24 hours.

Mr. Malley moved to approve the minor site plan application MSP# 05-22 for Country Brook Farms, 175 Lowell Road; Map 210 Lot 006; to allow take-out food offerings in addition to the previously approved seasonal sales of ice cream, thus removing the restriction of seasonality subject to the following stipulations:

1. The Notice of Approval shall be recorded at the HCRD.
2. Fire suppression systems will be installed over cooking appliances. Fire protection signaling system shall be connected and installed in accordance with the requirements of the Fire Department.
3. Building permits are required for renovations associated with this approval.
4. Hours of operation of the takeout stand and garden center shall be at the owners' discretion.

Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

IV. ADJOURNMENT

Mr. Malley moved to adjourn. Motion seconded by Mr. Guessferd. Motion carried 3/0/0.

Meeting adjourned at 6:40 p.m.

Brian Groth, AICP
Town Planner