

May 9, 2025

Re: Conditional Use Permit Application for 175 S. Front Street

Dear Chairperson Joyner and Members of the Hudson Planning Board:

I write to you not only as a former longtime resident of Hudson but as someone who has had the honor of serving as Chair of this very Planning Board. I understand firsthand the complexity of balancing economic development with the community's vision, legal responsibilities, and environmental stewardship. **Today, I urge you to exercise the full extent of your authority in placing strong, enforceable conditions on all activity at the waterfront property owned by A. Colarusso & Son, particularly their use of the gravel dock.**

**The waterfront is one of Hudson's most sensitive and valuable assets.** For decades, the community has worked toward realizing a future for this area that prioritizes public access, ecological resilience, and a mix of appropriate uses that reflect Hudson's unique character. The continuation or expansion of industrial operations at the Colarusso dock—absent meaningful conditions—would risk undermining those long-held goals.

**Your review is not merely a procedural formality.** It is your duty to assess impacts on traffic, noise, public safety, climate, infrastructure, and long-term land use compatibility. It is within your authority, and **in fact it is your obligation, to condition any approval with mitigation measures that meaningfully protect the public interest.**

Over the many years of this review, the Planning Board has received hundreds of letters and petitions from Hudson citizens, heard countless hours of testimony from engineers, legal professionals, and residents, and members of the board have spent countless hours studying the impacts of this Conditional Use Permit application. Given the scope and scale of Colarusso's trucking and shipping operations, I encourage the Board to insist on the following at a minimum:

- Limits on operating hours and frequency of truck trips and barge activity, with no activity on weekends and holidays.
- Traffic mitigation, particularly in light of safety concerns and the effects on surrounding residential and recreational areas.

- Environmental protections, including dust suppression, stormwater runoff control, and independent monitoring of air and water quality.
- Noise and light controls to prevent industrial disruption to nearby neighborhoods.
- Prohibition on the storage, shipping, or receipt of any materials at the dock other than crushed gravel sourced from the Colarusso mine.
- Improvements to pedestrian safety and waterfront accessibility.
- Periodic review of conditions at the dock that allow the City to reassess impacts over time.
- Clear enforcement mechanisms and penalties for non-compliance.

Approving any industrial activity without rigorous conditions is not neutral; it is a decision with long-lasting consequences for the city's waterfront, economy, and quality of life.

Hudson has spent decades charting a more inclusive and sustainable future for its waterfront.

***I ask that you defend that vision with vigilance, independence, and courage.***

Respectfully,

Betsy Gramkow

Former Chair, City of Hudson Planning Board