



...Last updated October 13, 2020

The intent of this page is to keep the public up-to-date with regard to the progress of the Centennial Beach Renovation Project

[CLICK HERE FOR BEACH PROJECT PHOTOS](#)

BACKGROUND

In the mid 1960's, the Town of Hudson MA, through its Park Commission developed the property currently known as Centennial Beach for use as a Park, Beach and Recreation Purposes. Over the last fifty years the site has been home to the local Town Beach serving both residents and non-residents during the summer months. Site amenities over the years have included: playground, swings, picnic tables, outdoor showers, docks, designated bathing and fishing areas. Facility programs have revolved around a robust swim program servicing approximately 300 participants each summer. The site currently consists of a 350 shoreline, a 0.8 acre sandy beach area and a 0.6 acre shaded picnic area, bathhouse and parking area.

In 2014-2015, Recreation officials worked with a civil engineer, landscape designer and architect to design a concept plan for site improvements. The concept plan aimed to remedy and improve the dilapidated bathhouse, accessibility issues, failing storm water management systems and the lack of erosion controls that have left the facility in poor condition. The concept plans were reviewed by the Park Commission and other town departments such as Police, Fire, Public Works, Building Inspections and Planning for input and suggestions. Using the initial concept plans, cost estimates for improvements were projected to be approximately \$1.2 million.

At the May 2015 Town Meeting, with an initial concept plan and cost estimates in hand the Park Commission – Division of Recreation requested and received Community Preservation funding in the amount of \$100K for the purpose of securing a design firm that would create a final design based on the concept plan, prepare all permitting and construction documents, assist in bidding the project and handle construction oversight to complete the project. On October 16, 2018, the Town of Hudson entered into a contract with the firm [Weston and Sampson](#) for DESIGN SERVICES related to Centennial Beach renovations.

PROJECT FUNDING SOURCE

The Hudson Park Commission - Division of Recreation intends to submit a full funding request to the Community Preservation Committee (CPC) at their meeting to be held on January 10, 2019. If the application is supported by the CPC, the allocation of CPC funds would then require final approval by way of a favorable vote at the May 2019 Annual Town Meeting. Should Town Meeting vote in favor of this funding request, project funds would be available as early as July 2019.

Note: The Community Preservation Committee in conjunction with the Community Preservation Act (CPA) which was adopted by the Town of Hudson on November 20th, 2006.

What is the CPA?

Town of Hudson Community Preservation Committee Plan

The first public input session specific to the beach renovation project was held on Wednesday, December 12, 2018 at Hudson Town Hall. This meeting was co-hosted by both Weston & Sampson and the Recreation Department staff. Below is a PDF of a slide presentation, which was presented at that session. The presentation includes Project Goals, Key Project Issues, Initial Concepts, Precedents, and a proposed Timeline.

Centennial Beach Presentation, December 12th, 2018_

PUBLIC INPUT

The Park Commission will be soliciting public input via the meeting scheduled for Wednesday, January 10, 2019 (see below). It is also anticipated that additional meetings/public hearings may take place throughout the final design process involving departments and committees such as that the Conservation Commission, Planning Department and the Internal Traffic Committee. Note: All meetings will be posted below as the dates, times and locations become available.

Public input has also been collected thru email correspondence between community members and the Division of Recreation staff, as well as thru previous Community Outreach performed in 2018 (Online Community Survey, completed Spring of 2018 and Community Innovation Session, held in June 2018).

CLICK HERE to see input other community member have already provided. Although we encourage residents to share their thoughts and ideas with moving forward, please note that the ideas and suggestions listed within have already been shared with the our Designer and will be taken into consideration.

UPDATES

-Any NEW public project input received during the Park Commission meeting held on January 9th has been added to our list located in the Public Input section above.

-At the Community Preservation Committee meeting held on January 10th, the CPC voted to support our project, as well as our request for funding to be used for the future construction phase of the Centennial Beach Renovation Project. The CPC will submit warrant articles for consideration at the May Town Meeting, as the next step in securing final approval of the CPC funds for our project.

-Over the next several months, the Centennial Beach Renovation Project Building Committee (consisting of the Director of Recreation, Director of Public Works and a Park Commissioner) will continue to work with Weston & Sampson to bring the existing plans to a final design. We expect that this project will go before the Conservation Committee and the Planning Board for comment in the coming months and once those meeting dates are determined we will post them below.

-We thank everyone for their support to date, we look forward to continuing the work to complete this project for the benefit of our community and encourage everyone to attend Town Meeting in May.

April 3, 2019 Update:

March 19-21: Weston & Sampson submitted final design plans to both the Hudson Conservation Commission and the Planning Board for review. Meeting dates have been scheduled (see below).

March 27: Finance Committee reviewed the request for use of Community Preservation Committee funds to support this project and voted in favor of the Town Meeting Warrant Article.

...We encourage anyone interested in learning more about this project to contact Steven Santos, Director of Recreation as well as attend both the Conservation Committee and Planning Board meetings in April, as well as the Annual Town Meeting on May 6th.

April 19, 2019 Update:

April 4: Conservation Commission reviewed project and permitting level plans. Conservation Commission requested additional details on some items and continued Public Hearing until April 18. Commission was supportive of the project as presented.

April 16: Planning Board reviewed the project and permitting level plans. Planning Board requested additional details on some items and continued Public Hearing until June 4. Planning Board was supportive of the project as presented.

April 18: Conservation Commission re-opened and continued the public hearing from April 4, relative to the Beach project. Weston & Sampson provided the Commission with responses to all questions/concerns raised. Discussion followed. The Conservation Commission voted to support our project subject to planning board approval, as required. Conservation Commission continued public hearing to June 6 (earliest meeting following June 4 Planning Board meeting).

We encourage anyone interested in learning more about this project to contact Steven Santos, Director of Recreation as well as attend the Annual Town Meeting on May 6th.

May 3, 2019 Update

[CLICK HERE](#) to see latest design renderings

May 7, 2019 Update

Thank you to everyone who came out to Town Meeting and who supported the Articles pertaining to this project.

Articles 26 and 27 both passed at May Town Meeting. The next steps are to finalize construction documents and put the project out to bid. We hope to complete both of these this summer.

PROJECT MEETINGS

-Wednesday, January 9th - [Park Commission Meeting, 7:30 pm, Town Hall - Board of Selectmen's Hearing Room](#)

-Thursday, January 10th - [Community Preservation Committee Meeting, 7:00 pm, Town Hall - Auditorium](#)

-Thursday, April 4th - [Conservation Commission, 7:00pm, Town Hall](#)

-Tuesday, April 16th - [Planning Board, 7:00pm, Town Hall - Board of Selectman's Hearing Room](#)

-Thursday, April 18th - [Conservation Commission, 7:00pm, Town Hall](#)

-Monday, May 6th - [Annual May Town Meeting, 7:30 pm, Hudson High School - Auditorium; Articles 26,& 27](#)

-Tuesday, June 4th - [Planning Board, 7:00pm, Town Hall - Board of Selectman's Hearing Room](#)

-Thursday, June 6th - [Conservation Commission, 7:00pm, Town Hall](#)

December 5, 2019 Update

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February 2020 Project Update

As a means to keep the community informed, below is a summary of the events that have occurred between June 2019 and February 2020:

June 4, 2019 Planning Board Meeting:

Information requested during the previous public hearing was not yet available; therefore we requested a continuation to July 16, 2019, which was granted. This continuation subsequently pushed back the previously scheduled meeting with the Conservation Commission that had been set for June 6, 2019 (note: As part of the Site plan Review process, the Conservation Commission public hearing cannot be closed until the Planning Board completes their review/public hearing).

June 7, 2019:

Weston & Sampson assesses existing building at beach for renovations as planned.

June 26, 2019:

Weston & Sampson project team determine and notify Hudson Recreation that renovation of existing building is not a feasible and suggest that a new structure be installed in its place. This change leads to unexpected project cost increases and further design development.

July 7, 2019:

Another continuation request of the Planning Boards public hearing was submitted due to the unanticipated project changes involving the existing building ("unexpected structural deficiencies found in the existing building"). The request for continuation was granted and moved the public hearing from July 16, 2019 to August 20, 2019.

August 20, 2019:

Planning Board reviews, approves and sets Orders of Conditions based on the design plans presented. Note: Plans as presented still required some refinement of the buildings and final building cost estimates had not yet been received. The final step in Site Plan Review is to attend earliest available Conservation Commission meeting.

September 12, 2019:

Conservation Commission reviews, approves and sets Orders of Conditions based on the design plans presented. Note: Plans as presented still required some refinement of the buildings and final building cost estimates had not yet been received. This completes the Site Plan review process.

September 2019:

Minor building refinements are completed to meet program needs.

October 30, 2019:

Final Building cost estimates are received and incorporated into total project cost estimate. Overall project cost estimate is over budget by approximately \$250-\$300K. The majority of the project costs lie in the buildings and it is decided to consider other building options and/or prefab manufacturers.

November 2019 to January 2020:

An alternative prefab building manufacturer with more favorable pricing is secured. Buildings are designed based on previous renderings.

January to February 2020:

Minor plan revisions are suggested (permeable pavers/asphalt relocation and building realignment within site).

February 14, 2020:

Awaiting for final designs and cost estimates from current prefab building manufacturer. Once the buildings are finalized and assuming cost estimates are within budget, buildings will be incorporated into the plans. Plans will be considered final and bid docs will be prepared.

Moving forward... we hope to put the project out to bid in April 2020. The majority of the work completed between late August 2020 and May 31, 2021. We are also considering separating out some minor project components to be completed prior to the beach opening in the summer of 2020.

March 2020 to May 2020:

During this time period we received costs for the buildings, the overall project budget was finalized and Weston & Sampson developed the bid plans, specs and associated documents. Note: As a result of Covid-19, some project components we had hoped to complete in the spring of 2020 did not take place.

June 2020:

The Park Commission and Recreation Staff determined it would be difficult to manage the beach operations, while keeping staff and patrons safe due to Covid-19. Therefore the decision was made to keep the beach closed to the public during the summer of 2020.

June 25, 2020:
The project went out to bid.

July 23, 2020:
15 bids were received for the Site Development portion of the project, ranging from \$895K to just under \$2mil. M.J. Cataldo Inc was the apparent low bidder. Following the bid opening, reference checks and verification of qualifications were performed for the lowest 3 bidders.

August 5, 2020:
Site Buildings were ordered.

August 10, 2020:
Board of Selectmen approved the contract with M.J. Cataldo in the amount of \$895K.

August 11 - August 28, 2020:
Tree trimming, removal and clearing completed.

August 28 - September 9, 2020:
New water line (service) completed.

September 10, 2020:
Erosion Control measures installed (approved on 9/14/20).

September 28, 2020:
Existing Building demolished.

September 29 - October 13, 2020
Building debris removed and tree stumping & grinding performed.

Looking ahead...
The goal remains the same, to have the Centennial Beach Renovation Project completed for the summer of 2021.
In the meantime, please take a look at the progress we've made.

May 14, 2021:
It's been 7 months since our last beach renovation project update. A lot has happened and rather than list all that's been done, it's easier to share the project items that remain to be completed. The work that is outstanding is expected to be completed by the end of this month. Our beach will be opening in mid-June, per usual, this year. Target opening date is June 14, 2021, but subject to change. Until that time, the site remains an active construction site, so please keep off the beach property entirely until the facility is open for the season. Work to be done: Installation of site furnishings, final plantings, hydroseed & sodding, installation of access gate components, final paving and lot striping, installation of facility signage. Hudson Recreation will also begin furnishing the site buildings in preparation for the summer season, install swim area buoys as well as other seasonal site equipment.

CLICK HERE FOR BEACH PROJECT PHOTOS - UPDATED MAY 14, 2021

Photo Credit: Aerial Photos taken by Hudson resident and long time patron Jeffrey Gordon of Ideal Video Strategies (<https://idealvideostrategies.com>)

COMMENTS/QUESTIONS

Email Steven L Santos, ssantos@townofhudson.org

Playgrounds

PROJECT SUMMARY:

Over the last couple years, Hudson Recreation has been working to improve the safety of the playgrounds in our community. Our goal from the start was to make playgrounds safer and as part of this effort, we have assessed both Town of Hudson and Hudson Public School playgrounds. Our objectives were to first identify immediate hazards, define what repairs were necessary in order to make playgrounds safe and then develop a prioritized action plan that would 1) eliminate immediate safety hazards and 2) execute necessary repairs within the current funding resources available to us.

Once the assessments were completed and reviewed by the Park Commission, we began the initial phase of the project, which called for the removal of several pieces of playground equipment across Town. Based on the number of "Priority 1" hazards identified in site specific assessments, along with the number of lower priority hazards also identified in those same assessments, it was determined not be financially prudent to make repairs at certain sites, which resulted in the complete removal of all playground equipment located at those sites.

Using the initial assessment reports as our guide, Hudson Recreation contracted with the same inspector who performed the assessments to identify site specific equipment/material needs and repair cost labor estimates. Utilizing these site specific lists we were then able to price out equipment repairs (inclusive of labor) and develop and final playground improvement phase to be completed by the fall of 2019.

Funding for the remainder of the work to be performed (as listed in the pdf, see link below) will be supported by both the original May 2016 Town Meeting Warrant Article as well as the Recreation Revolving Fund. Upon completion of the work, it is expected that the funds appropriated at the May 2016 Town Meeting will be fully depleted. Site specific information and future improvement plans can be found by clicking on the link below. Work shown as completed is listed in the order in which it was performed. Most importantly, our original goal to improve playground safety in Hudson is still our number one priority. In keeping with this goal and given our current financial resources we expect additional playground equipment to be removed and/or relocated as part of this final phase of the project.

The Park Commission and Hudson Recreation see tremendous value in playgrounds for our community and it is our hope that this project will become the stepping stone to improve the quality of the playgrounds and catapult our community into the future development and planning of more accessible, safe and community friendly playgrounds that serve people of all ages and abilities. The power of play can be tied to the social, physical and emotional development of children. But just as important is the connection to the community that can be found when play spaces are developed with everyone in mind. We ask that anyone who is interested in assisting with the future planning of playgrounds for our community (outside of what we've highlighted in our final phase of this project) reach out to Hudson Recreation directly and provide us with your contact information. The Hudson Recreation staff will continue to work with our residents to plan for new playgrounds and will ensure that this topic is given full consideration as we embark on developing a Recreation specific Master Plan in the coming year.

PROJECT TIMELINE:

Spring 2016 – May Town Meeting approved \$50K to be used for Town Wide Playground Inspections and Improvements

Fall/Winter 2016 – Playground Inspection Contractor secured to complete inspections.

Spring 2017 – Inspections completed at 11 playgrounds in Hudson, MA.

Summer/Fall 2017 – Park Commission reviewed Inspection Reports and voted to begin removing playgrounds that had immediate hazards.

Winter 2018 – Park Commission submits Summary of Inspections, work performed to date and future improvement plan to Board of Selectmen.

Spring/Summer 2018 – Playground repairs, improvements and removals continue.

Fall 2018 – Detailed repair lists and cost estimates (including labor and materials) for remaining existing playgrounds was developed. HHS Preschool playground and Intel Field Playgrounds were visually inspected for potential re-use.

Spring 2019 – Implement the final phase of playground improvements based on detailed repair lists/estimates. Work to be completed by late summer 2019.

Link:

[HUDSON RECREATION PLAYGROUND - FINAL ACTION PLAN – Approved March 28, 2019](#)