



Town of Hudson

Zoning Board of Appeals

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Zoning Board of Appeals Meeting Minutes — November 9, 2023

Acting Chair Mauro called the Town of Hudson Zoning Board of Appeals meeting to order at 7:03 p.m., fully remotely. Acting Chair Mauro advised the Board and public that pursuant to Chapter 2 of the Acts of 2023 extending the remote meeting provisions of March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law, this meeting of the Hudson Zoning Board of Appeals is being held remotely. Before moving into the public hearings, he reminded the Board and meeting attendees that all votes would be taken as roll-call voice votes.

Board Members Participating:

Jason Mauro, Acting Chair
Matt Russell, Clerk
Antonio Mancini, Jr., Member
David Campbell, Associate Member

Board Members Absent:

Jill Schafer, Chair
Darja Nevits, Member
Justin Maillet, Associate Member

Staff Members Participating:

Katie Evangelisti, Administrative Manager of
Planning and Community Development

Continued Public Hearing: 2023-09 37 Coolidge Street – Medical Marijuana License

Acting Chair Mauro reopened the public hearing of Native Sun Wellness, Inc., to hear their request to be granted a Special Permit to operate a medical marijuana establishment pursuant to Section 5.11.5 paragraph 10 of the Town of Hudson's Zoning by-laws between the hours of 8:00 AM and 10:00 PM. The subject property is located at **37 Coolidge Street** in the Limited Commercial Industrial Zoning District, Assessors' Map 17 Parcels 40 and 56.

Acting Chair Mauro read into the record an email received by the Town of Hudson Department of Planning and Community Development on October 5, 2023, from petitioner Charlie Yon, formally requesting a continuance. There were no public comments taken. Ms. Evangelisti updated the Board on the plan of action discussed with applicant, Charlie Yon. Mr. Yon is going to discuss the anticipated timeline for the CCC licensure with his attorney. If his attorney opines a continuance longer than the following Zoning Board of Appeals hearing (December 14, 2023) the applicant will request a withdrawal without prejudice.

Clerk Russell, seconded by Member Mancini, motioned to continue the hearing to December 14, 2023. 4-0-0 **Unanimous**

Public Hearing: ZSP-2023-2 – 136 Main St. – Two Family Dwelling

Acting Chair Mauro opened the public hearing of 136 Main Street West Realty Trust; Jose E. Peneda & Manuel R. Santos, Trustees, requesting the demolition of a lumber storage building and construction of a two-family dwelling unit. The subject property is located at **136 Main Street** in the C-1 Downtown Commercial Zoning District Assessors' Map 29 Parcel 167. Clerk Russell read the Right of Appeal.

Acting Chair Mauro read into the record a formal request of the applicant to withdraw their petition, without prejudice, and requested waiving the (re)filing fees. Ms. Evangelisti advised the Board of filing clarifications and revisions that were required. Ms. Evangelisti and Building Commissioner Jeff Wood met with the applicants and engineer to review and discuss the filing for the November 15, 2023, deadline.

Acting Chair Mauro, seconded by Clerk Russell Mancini, motioned to accept the withdrawal request, without prejudice, and waive the filing fees for the (re)filing of the application. 4-0-0
Unanimous

Minutes

Acting Chair Mauro tabled the minutes due to a lack of attending members.

Adjournment

Clerk Russell, seconded by Acting Chair Mauro, motioned to adjourn at 7:11 p.m. 4-0-0.
Unanimous.