



Town of Hudson

Zoning Board of Appeals

78 Main Street, Hudson, MA 01749
Tel: (978)562-2989 Fax: (978)568-9641
Email: kjohnson@townofhudson.org

Zoning Board of Appeals Meeting Minutes — October 12, 2023

Chair Schafer called the Town of Hudson Zoning Board of Appeals meeting to order at 7:07 p.m., fully remotely. Chair Schafer 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, she reminded the Board and meeting attendees that all votes would be taken as roll-call voice votes.

[Recording of Meeting](#)

Board Members Participating:

Jill Schafer, Chair
Darja Nevits, Member
Antonio Mancini, Jr., Member (joined at 7:12 p.m.)
Ronald Sorgman, Associate Member
David Campbell, Associate Member

Board Members Absent:

Jason Mauro, Vice Chair
Matt Russell, Clerk
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

Chair Schafer 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.

Chair Schafer 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.

Chair Schafer, seconded by Associate Member Campbell, motioned to continue the hearing to November 9, 2023. 4-0-0 **Unanimous**

Minutes

Chair Schafer, seconded by Member Nevits, motioned to approve the meeting minutes of September 14, 2023, with the correction of the final vote on the approval of minutes from the prior hearing. 5-0-0. **Unanimous.**

Public Hearing: ZSP-2023-1 – 20 Old Bolton Road - ADU

Chair Schafer opened the public hearing of Wanderley and Maryellen DePaula requesting a Special Permit pursuant to Section 5.2.6 to construct an Accessory Dwelling Unit. The subject property is located at **20 Old Bolton Road** in the SA-8 Single Family Zoning District Assessors' Map 5 Parcel 26. Chair Schafer read the Right of Appeal.

Chair Schafer turned the floor over to the petitioners Maryellen and Wanderly DePaula. Maryellen addressed the Board and provided an overview of the proposed plans. Member Nevits inquired about the square footage, which was proposed as 897 square feet. Later it was suggested that the total square footage may erroneously include hallways, bathrooms, and closets; which are not "habitable" living spaces. Member Sorgman asked about parking delineation, to which the applicant advised that the proposed expansion will allow for the family RV to park on the side of the house and technically four (4) cars could park all side by side. Member Mancini advised the Board he thought the plans were well laid out; Associate Campbell agreed.

Chair Schafer reviewed all the requirements per the Zoning By-laws and all were satisfactorily met, with a condition of a detailed parking plan provided to the Planning Department. Ms. Evangelisti advised the Board that she and Maryellen had worked on the parking plan collectively as Ms. Evangelisti had prior knowledge of Member Mancini's advisement. Ms. Evangelisti agreed that she would work with Maryellen to get the requested plan in place. There were no other Board questions or comments so the floor was opened to public questions and comments.

Joy Tolan, 3 Avon Drive: Direct neighbor, a comment to another neighbor implied intent to rent to family friends but now it's being alluded to be a place for family, confused and looking for clarification for the intent of ADU. Applicants advised the neighbor that as previously mentioned there is no confirmed plan, as the process of approval hasn't been completed. However, it could be for either friends, or family, or not rented at all. Ms. Tolan was advised that the ADU by-law provides the owner rights to rent as they see fit, at their discretion, as long as they comply with all by-law regulations. It is not the prerogative of the neighbors or Board to inquire as to *whom* they would be renting to specifically.

Isaacs Galen, 5 Old Bolton Road: Concerned that once this house is allowed to be a "two-family" then all the neighbors can do so too. "If it's going to be a rental then it is a two-family, who's to say he can't do it?" Chair Schafer read the ADU by-law, only one ADU is allowed (this is not a two-family), and per by-laws, anyone in the neighborhood could obtain a Special Permit as well, if the criteria are met. Member Nevits agreed and further elaborated on the allowance and requirements of the ADU by-law.

Chair Schafer, seconded by Member Mancini, motioned to close the public hearing and enter the deliberative session. 5-0-0

Chair Schafer stated she was confident with the application and with the submission and approval of the formal parking plan; all members agreed.

Member Nevits, seconded by Chair Schafer, motioned to approve the petition for an ADU pending submission and approval of a formal parking plan. 5-0-0 **Unanimous**

Chair Schafer, seconded by Member Nevits, motioned to come out of deliberative. 5-0-0 **Unanimous** Chair Schafer advised the petitioners of the approval of the application and the next steps.

Adjournment

Member Nevits, seconded by Chair Schafer, motioned to adjourn at 7:50 p.m. 5-0-0. **Unanimous.**