



**Town of Hudson**  
**Zoning Board of Appeals**  
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**MEETING AGENDA**  
**Thursday, January 13, 2022**  
**7:00 PM**

Pursuant to the Chapter 20 of the Acts of 2021 Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, this meeting of the Hudson Zoning Board of Appeals will be conducted via remote participation. Specific information for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found below.

**Join Zoom Meeting**  
<https://us02web.zoom.us/j/84193319115>

Meeting ID: 841 9331 9115  
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**1. Public Hearings:**

**Petition 2022-01 – 37 Coolidge Street**

At this time the Board of Appeals will hear the request of Native Sun Wellness, Inc., to amend a Special Permit issued on July 25, 2019 to operate a retail marijuana establishment pursuant to Section 5.12 (Recreational Marijuana Overlay District) of the Town of Hudson's Protective Zoning By-laws. The proposed amendment entails the extension of the hours of operation from 8 PM to 10 PM. The subject property is located at 37 Coolidge Street in the Limited Commercial Industrial Zoning District, Assessors' Map 17 Parcels 40 and 56. The Board may consider any action deemed necessary relative to the subject petition.

**2. Public Hearings:**

**Petition 2022-02 – 29 Zina Road**

At this time the Board of Appeals will hear the request of Maicon Moraes, requesting a Special Permit to construct an accessory dwelling unit pursuant to Section 5.2.6 of the Town of Hudson Protective Zoning By-Laws. The subject property is located at 29 Zina Road in the SA8 Residential Zoning District, Assessors' Map 6 Parcel 71. The Board may consider any action deemed necessary relative to the subject petition.

**3. Other Business**

- Review annual report from Native Sun retail marijuana establishment.
- Approval of December 9, 2021 Meeting Minutes

**4. Adjournment**

To access materials relative to this agenda, please click the link below:

<https://drive.google.com/drive/folders/1amB9YNiTXk7IXnYipJkUA4zHksqpJWQx?usp=sharing>