



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

Pursuant to Chapter 107 of the Acts 2022 extending remote meeting provisions of Governor Baker's March 12, 2020 Executive Order suspending certain provisions of the Open Meeting Law, this meeting of the Hudson Planning Board will be conducted fully-remote. 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

Thursday October 13, 2022
7:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/84193319115>

Meeting ID: 841 9331 9115

One tap mobile

+13017158592,,84193319115# US (Washington DC)

+13126266799,,84193319115# US (Chicago)

Public Hearings:

1. Petition 2022-08 – 14 Kane Industrial Drive

At this time the Board of Appeals will hear the request of Hudson Botanical Processing, LLC, to obtain a Special Permit to operate a marijuana product manufacturing establishment within the Marijuana Industrial Overlay District pursuant to Section 5.13 of the Hudson Zoning By-laws, and a Special Permit for a use within the Watershed Protection District pursuant to Section 3.3.10 of the Hudson Zoning By-laws. The subject property is located at **14 Kane Industrial Drive** in the M6 Industrial Zoning District and within the Watershed Protection District and the Marijuana Industrial Overlay District, Assessors' Map 25 Parcel 39. The Board may consider any action deemed necessary relative to the subject petition.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CJ9J9J4C19A7>

2. Petition 2022-09 – 27 Cox Street and 54 Lake Street (will be continued until 11/10/2022)

At this time the Board of Appeals will hear the request of Serge Beaulieu, to obtain a Special Permit to demolish two pre-existing, non-conforming residential structures in order to construct two (2) new residential structures and associated driveway on the subject lot pursuant to Section 5.1.6.1 of the Hudson Zoning By-Laws. The subject property is located at **27 Cox Street & 54 Lake Street** in the SB General Residence Zoning District, Assessors' Map 19 Parcel 161. The Board may consider any action deemed necessary relative to the subject petition.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CJ9J9M4C1DBB>

3. Petition 2022-10 – 106 Forest Avenue

At this time the Board of Appeals will hear the request of MCN Realty, LLC to obtain an amendment to Special Permit #1065 granted on August 13, 2015 to allow for the use of building for automobile repairs pursuant to Section 5.5.1.1 and Section 5.3.3.1 of the Town of Hudson Zoning by-laws. The subject property is located at **106 Forest Avenue** in the M-5 (Industrial) Zoning District,



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Assessors' Map 42 Parcel 79. The Board may consider any action deemed necessary relative to the subject petition.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CJ9JAY4C4FA4>

4. Minutes

- Approval of September 8, 2022 Meeting Minutes

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CJVKG551BFBB>

5. Adjournment