



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 Zoning Board will be conducted fully remotely. 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, December 14, 2023
7:00 PM**

Join Zoom Meeting:
<https://us02web.zoom.us/j/83663784182>
Meeting ID: 836 6378 4182

One tap mobile
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+16469313860,,83663784182# US (Chicago)

1) Public Hearings:

Petition ZSP-23-3 // 15 Pine Street – At this time the Hudson Zoning Board of Appeals will hear the request of Guilherme Monteiro and Marcia Monteiro, requesting a Special Permit for the expansion of a pre-existing non-conforming two-family use pursuant to Section 5.1.6.1 of the Town of Hudson Protective Zoning By-Laws. The subject property is located at **15 Pine Street** in the SB Single Family Zoning District, Assessors' Map 28 Parcels 95. Such public hearing is taking place pursuant to an order issued by the Land Court in Monteiro v. Zoning Board of Appeals of Hudson, Docket No. 23 MISC 000444 (Land Court), remanding the matter to the Zoning Board of Appeals for public hearing. The Board may consider any action deemed necessary relative to the subject petition.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CXKJVV4EADD8>

(Cont'd) Petition 2023-09 37 Coolidge Street – At this time the Zoning Board of Appeals will hear the request of Native Sun Wellness, Inc. 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. The Board may consider any action deemed necessary relative to the subject petition.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CXKJWG4EC57F>

Petition ZSP-23-4 // 80 Central Street – At this time the Board of Appeals will hear the request of 80 Central Street, LLC., requesting a Special Permit pursuant to Section 5.2.3.1 for the conversion of a single-family dwelling into a two-family dwelling. The subject property is located at **80 Central Street** in the SB – Residential Zoning District, Assessors' Map 28 Parcel 214. The Board may consider any action deemed necessary relative to the subject petition.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CXKJVV4EAD44>



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Petition ZSP-23-5 // 136 Main Street – At this time the Board of Appeals will hear the request of Jose Peneda, Trustee of 136 Main Street East Condominium, requesting a Special Permit pursuant to Section 9.2.37 for the 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 562. The Board may consider any action deemed necessary relative to the subject petition.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CTXPCS6402F6>

2) Approval of October 12, 20202, and November 9, 2023, Meeting Minutes:

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CTXPCT6403F0>

3) Administrative Business:

Electronic Signatures – Discussion and possible adoption of M.G.L. c.110G, regarding the use of electronic signatures by the Hudson Zoning Board of Appeals members pursuant to Amendment 13-7 to the Massachusetts Deed Indexing Standards 2018, effective April 17, 2020.

Election of an Agent – Discussion and possible appointment of an authorized agent pursuant to M.G.L. c.41, s81P and 81X.

4) Adjournment.