



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 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 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.

**Thursday, February 15, 2024
7:00 PM**

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

One tap mobile
+16465588656,,83663784182# US (New York)
+16469313860,,83663784182# US (Chicago)

1) Public Hearings:

(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=CZKJBA4C54C9>

ZSP-24-1 // 55 Cottage Street – At this time the Board of Appeals will hear the request of 55 Cottage Street Realty Trust, Eric M. Chaves, Trustee, 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 55 Cottage Street in the SB Single Family Zoning District, Assessors' Map 19 Parcels 18 and Parcel 19. The Board may consider any action deemed necessary relative to the subject petition.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CZLJJJ4D63FF>

2) Administrative Business:

Board to Organize – Pursuant to Section 3.E of the Hudson General By-Laws: Forthwith after its appointment and annually, the Board shall meet and organize by electing a chairman and a clerk. A majority of the Board shall constitute a quorum for the transaction of business.

Review of 2023 Annual Cannabis Reports

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CZKJAW4BE9C8>



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- 3) **Approval of December 14, 2023, Meeting Minutes:**
<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CTXPCT6403F0>

- 4) **Adjournment**