



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-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, March 9, 2023
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)

1) Public Hearings:

Petition 2022-13 17 School Street (Continued from 2/9/23) At this time the Board of Appeals will hear the request of C.C.S, Trust, Manuel Santos, Trustee to obtain a Special Permit pursuant to Sections 5.3.2.1 and 5.1.6.1, and a variance pursuant to Section 5.2.4 of the Town of Hudson Zoning By-laws to convert the use of the premises to a six (6) multi-unit residential use at 17 School Street. The subject property is located at **17 School Street** within the C-2 Commercial Zoning District, Assessors' Map 29, Parcel 255.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNMPTA65EA2A>

Petition 2023-02 20 Old Bolton Road (new public hearing) At this time the Board of Appeals will hear the request of Wanderley and Marellen DePaula requesting a Special Permit pursuant to Section 5.3.2.1 (i) to convert an existing single-family dwelling into a two-family dwelling. The subject property is located at **20 Old Bolton Road** in the SA-8 Single Family Zoning District Assessors' Map 5 Parcel 26.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNUL4D54B7FB>

Petition 2023-03 569 Main Street (new public hearing) At this time the Board of Appeals will hear the request of Most Noble LLC to amend a Special Permit issued on May 14, 2015, to construct a 14,000 square foot, single-story expansion to the existing 18,000 square foot building pursuant to Section 3.3.10.1 of the Hudson Zoning By-laws (Watershed Protection District) and a variance from Section 6.2.1.3 of the Hudson Zoning By-laws for the reduction in the minimum open space requirement. The subject property is located at **569 Main Street** in the M-6 Industrial District, Assessors' Map 35 Parcels 36.

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNUL8Z5564CA>



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1) **(cont'd)**

Petition 2023-04 197-205 Washington Street (new public hearing) At this time the Board of Appeals will hear the request of RK Realty Association, LLC to obtain a variance from Section 6.2.2.1 of the Hudson Zoning By-laws to allow for the construction of a free-standing bank ATM within the front setback. The subject property is located at **197-205 Washington Street** in the C-11 Commercial Zoning District
petition. <http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CNULAU558CDA>

2) **Approval of 2/9/2023 Meeting Minutes**

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CP2LYF58A35C>

3) **Adjournment**