



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

MEETING AGENDA

Thursday, June 11, 2020

7:00 PM

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Hudson Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines 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. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town of Hudson website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

The Zoning Board of Appeals meeting will be held via a Zoom Meeting (Internet). Public Participation via calling in or using your computer is encouraged. Public comments on any of the petitions can be emailed ahead of the meeting to c/o Kristina Johnson, Assistant Planning Director, kjohnson@townofhudson.org

Zoom Meeting Details

Join Zoom Meeting

<https://us02web.zoom.us/j/87343164311>

Meeting ID: 873 4316 4311

Call in: One tap mobile

+13126266799,,87343164311# US (Chicago)

+16465588656,,87343164311# US (New York)

Petition #2020-01 11 Brent Drive (Continued)

At this time the Board will hear the petition of Top Shelf Cannaseurs requesting a special permit to operate a marijuana cultivation facility within the Marijuana Industrial Overlay District pursuant to Section 5.13 of the Town of Hudson Protective Zoning By-Laws, and requesting a Special Permit pursuant to Section 3.3.10 (Watershed Protection District) of the Town of Hudson Protective Zoning By-Laws. The subject property is located at 11 Brent Drive, Assessors' Map 45, Lot 14 within the M-6 Manufacturing District. The Board may consider any other action deemed necessary relative to the subject petition.

Petition #2020-04- 9 Kane Industrial Drive

At this time, the Board will hear the petition of Hudson Growers Alliance, requesting a special permit to operate a Marijuana Manufacturing facility within the Marijuana Industrial Overlay District pursuant to Section 5.13 and requesting a Special Permit pursuant to Section 3.3.10 (Watershed Protection District) of the Town of Hudson Protective Zoning By-Laws. The subject property is located at 9 Kane

Industrial Drive, Assessors' Map 35, Lot 105 within the M-6 Manufacturing District. The Board may consider any other action deemed necessary relative to the subject petition.

Petition #2020-05 10 First Street

At this time, the Board will hear the petition of Christopher and Meghan Monsini requesting special permit pursuant to Section 5.1.6.1 of the Town of Hudson Zoning By-laws to enclose a non-conforming deck and a variance pursuant to Section 6.2.2 to construct an 8 x8 foot front porch structure within the front yard setback. The subject property is located at 10 First Street, Assessors' Map 11, Lot 172 within the SA-8 Zoning District. The Board may consider any other action deemed necessary relative to the subject petition.

Petition #2020-06 Chestnut Street

At this time, the Board will hear the petition of PAK, LLC requesting a special permit pursuant to Section 5.8 (Retirement Overlay District), a special permit pursuant to Section 3.3.10 (Watershed Protection District), and a variance from Section 7.1.4.5 internal driveway dimensions to construct a 64 single family condominium units on a 30.14-acre parcel on Chestnut Street. The subject parcels are zoned SA-5 and are shown on Assessors' Map 45, Parcel 9; Map 57, Parcel 2; and Map 57, Parcel 36. The Board may consider any other action deemed necessary relative to the subject petition.

OTHER BUSINESS

Minutes- May 14, 2020