



## **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](mailto:kjohnson@townofhudson.org)

### **MEETING AGENDA**

**Thursday, September 10, 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.

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.

**Topic: Hudson Zoning Board of Appeals Meeting**

**Time: Sep 10, 2020 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88116293524>

**Meeting ID: 881 1629 3524**

**One tap mobile**

**+16465588656,,88116293524# US (New York)**

**+13017158592,,88116293524# US (Germantown)**

### **PUBLIC HEARINGS**

#### **Petition #2020-06 – Chestnut Street (Continued)**

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 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.

#### **Petition 2020-07- 71 Parmenter Road**

Requesting a special permit to construct an attached 100,000 square foot warehouse, an expanded parking lot, two staging areas, a stormwater management system, and a new water line pursuant to Section 3.3.10 (Watershed Protection District) of the Town of Hudson Protective Zoning By-Laws. The subject property is located at 71 Parmenter Road,

Assessors' Map 47, Parcel 20 within the M-6 Manufacturing District. The Board may consider any other action deemed necessary relative to the subject petition.

**Petition 2020-08 – Glendale Road**

Requesting a Special Permit to construct a 900 square foot accessory dwelling unit pursuant to Section 5.2.6 of the Town of Hudson Zoning By-Laws. The subject property is located at 19 Glendale Road, Assessors' Map 32, Parcel 18 within the SA-5 Residential Zoning District. The Board may consider any other action relative to the subject petition.

**MEETING MINUTES**

Minutes- June 11, 2020 and July 9, 2020 and August 13, 2020

**EXECUTIVE SESSION**

The Zoning Board of Appeals to consider entering into Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21(3) to discuss existing litigation in that an Open Meeting may have a detrimental effect on the litigation position of the Zoning Board of Appeals and the Chairman so declare: *Lawrence L. Blacker, individually and as Trustee of Blacker Family Trust v. Top Shelf Cannaseurs, LLC, Pamela Cooper, Jason Mauro, Darja Nevits, Justin O'Neil, Jill Schafer, Land Court, Docket No. 20 MISC 000293.*