



## Hudson Board of Appeals

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting—August 13, 2020

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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, the Hudson Board of Appeals conducted a meeting on August 13, 2020 via a remote participation platform.

Vice Chair Darja Nevits called the meeting to order at 7:05PM. Member Jill Schafer noted that the Board is convening remotely under the authority of the Governor's Emergency Declaration relative to COVID-19. Before moving into the public hearings, Member Jill Schafer stated that the all votes will be taken a roll call voice votes and provided an overview of the flow of the meeting, and how/when members of the public can participate.

Chairman Pietrasiak then called the roll:

Members Present via Zoom Video: , Darja Nevits, Vice Chair; Jill Schafer, Clerk; Jason Mauro, Member; Pamela Cooper, Member; Ronald Sorgman, Associate Member, Justin O'Neil, Associate Member; Matt Russell, Associate Member.

Other Attendees: Kristina Johnson, AICP, Assistant Planning Director

Jill Schafer chaired the first half of this meeting, as the Vice Chair had not been present for Petition 2020-06.

#### Minutes

There were no minutes ready for approval.

#### Petition #2020- 06 Chestnut Street (Countryside Estates)

Present were: Thomas DiPersio, Engineer for the Petitioner  
Attorney Paul Giannetti

Thomas DiPersio discussed the two proposed internal roadway layouts with the Board, one of which he noted was included in the original submission to demonstrate the fire truck turning radii. Mr. DiPersio noted that a second roadway layout was provided as the project team believe that obtaining a variance for the 30 foot roadway width to 22

feet requirement was not achievable, and something the Board was not likely to support.

Jason Mauro inquired if there are any wetlands on the property, to which Mr. DiPersio responded that there are wetlands on the eastern side of the property but that the project is outside of the buffer zone. There was no filing with the Conservation Commission that was required.

Attorney Giannetti noted that he worked with the property owner to address the concerns raised by both the Zoning Board of Appeals and the Planning Board. Attorney Giannetti noted that the Planning Board supported a narrower roadway cross-section in order to alleviate the amount of impervious; however, he expressed his understanding that the Board cannot support the granting of a variance without demonstrating a hardship. Attorney Giannetti expressed his belief that the revised roadway layout options strike a balance between the desire of the Planning Board to reduce the amount of impervious surface and not having to meet the strict criteria to obtain a variance.

Mr. DiPersio then proceeded to discuss in more detail the internal circulation with the new one-way roadway layout and how vehicles will enter and exit the site. He noted that the difference in the two layouts is the ability for vehicles to exit the entrance traffic circle at another approach.

Ronald Sorgman inquired about the sidewalk on the northerly portion of the internal roadway, and questioned why there is a sidewalk on only one side of the street. Thomas DiPersio emphasized that the applicant was working hard with the Planning Board to reduce the environmental impacts to the site, and was directed by the Planning Board to reduce the amount impervious surface to the greatest extent feasible. Mr. DiPersio further noted that the project is located within the Watershed Protection District.

Jill Schafer inquired as to whether the Planning Board would have to approve the modification to the site plan. Attorney Giannetti stated that the applicant will be putting these options on the table for the Planning Board to review and possibly approve at their next meeting, and that the applicant would hold off on receiving approvals for the two Special Permits from the Zoning Board. Kristina Johnson also further articulated the order of operations in terms of how the process should proceed going forward, and reiterated that the Planning Board would have to approve a minor modification to the site plan.

Jason Mauro expressed his support for the new one-way roadway layout and his belief that the traffic will circulate safely and efficiently through the project site. In light of the issues throughout regarding water capacity and water usage, Mr. Mauro requested that Mr. DiPersio address this issue a little further. Mr. DiPersio and Attorney Giannetti

underscored that this project was reviewed by the Department of Public Works, and through this review, it was determined that there was sufficient capacity for water.

***There were no public comments.***

Attorney Giannetti noted that the Board of Appeals will have the condominium documents prior to the Board's next meeting in September.

Jill Schafer moved to continued the public hearing for Petition #2020-06 until Thursday, September 10, 2020. Seconded by Jason Mauro. By voice roll call vote: Vice Chair Darja Nevits: **not voting**; Jill Schafer, Clerk: **yea**; Jason Mauro, Member: **yea**; Pamela Cooper, Member: **yea**; Ronald Sorgman, Associate Member: **yea**; Justin O'Neil, Associate Member: **yea** Matt Russell, Associate Member: **yea** 7-0-0. Unanimous

### **Board Reorganization**

Former Chair Todd Pietrasiak resigned from the Board of Appeals effective July 9, 2020, leaving a vacancy for this position. The Board collectively decided that it would be prudent to reorganize the Board and vote to move up one of the Associate Members to a full voting Member.

#### **Election of Chair**

Jill Schafer moved to nominate and elect Darja Nevits to serve as Chairman. Seconded by Jason Mauro. By voice roll call vote: Vice Chair Darja Nevits: **yea**; Jill Schafer, Clerk: **yea**; Jason Mauro, Member: **yea**; Pamela Cooper, Member: **yea**; Ronald Sorgman, Associate Member: **yea**; Justin O'Neil, Associate Member: **yea** Matt Russell, Associate Member: **yea** 7-0-0. Unanimous

#### **Election of Vice Chairman**

Jason Mauro moved to nominate and elect Jill Schafer to serve as Vice Chairman. Seconded by Darja Nevits. Seconded by Jason Mauro. By voice roll call vote: Darja Nevits, Chair: **yea**; Jill Schafer, Clerk: **yea**; Jason Mauro, Member: **yea**; Pamela Cooper, Member: **yea**; Ronald Sorgman, Associate Member: **yea**; Justin O'Neil, Associate Member: **yea** Matt Russell, Associate Member: **yea** 7-0-0. Unanimous

#### **Election of Clerk**

Jill Schafer moved to nominate and elect Jason Mauro to serve as Clerk. Seconded by Pamela Cooper. By voice roll call vote: Darja Nevits, Chair: **yea**; Jill Schafer, Vice Chair: **yea**; Jason Mauro, Member: **yea**; Pamela Cooper, Member: **yea**; Ronald Sorgman, Associate Member: **yea**; Justin O'Neil, Associate Member: **yea** Matt Russell, Associate Member: **yea** 7-0-0. Unanimous

## Recommendation of New Full Voting Member

Pamela Cooper moved to recommend that the Board of Selectmen appoint Mathew Russell as a full voting member. Seconded by Darja Nevits By voice roll call vote: Chair Darja Nevits: **yea**; Jill Schafer, Vice Chair: **yea**; Jason Mauro, Member: **yea**; Pamela Cooper, Member: **yea**; Ronald Sorgman, Associate Member: **yea**; Justin O'Neil, Associate Member: **yea** Matt Russell, Associate Member: **yea** 7-0-0.

## Adjournment

Jill Schafer seconded by Jason Mauro moved to adjourn the meeting at 8:10 PM. By voice roll call vote: Darja Nevits, Chair: **yea**; Jill Schafer, Vice Chair, **yea**; Jason Mauro, Clerk: **yea**; Pamela Cooper, Member: **yea**; Justin O'Neil, Associate Member: **yea**; Matt Russell, Associate Member: **yea**. 7-0-0. Unanimous.