



Town of Hudson

Zoning Board of Appeals

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Zoning Board of Appeals Meeting Minutes — February 9, 2023

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 of Appeals was conducted fully-remote via Zoom.

Chair Schafer called the meeting to order at 7:04 PM. She noted that the Board is convening remotely under the extension of the suspension of certain provisions of the Open Meeting Law relative to COVID-19. Before moving into the public hearings, she reminded the Board and meeting attendees that all votes will be taken as roll call voice votes and provided an overview of the meeting flow and how/when members of the public can participate.

Chair Schafer called the roll:

Board Members Participating:

Jill Schafer, Chair
Jason Mauro, Vice Chair
Matt Russell, Clerk
Antonio Mancini, Jr., Member
David Campbell, Associate Member
Justin Maillet, Associate Member – joined shortly after roll call

Board Members Absent:

Ronald Sorgman, Associate Member
Darja Nevits, Member

Staff Members Participating:

Kristina Johnson, Director of Planning and Community Development
Katie Evangelisti, Administrative Manager of Planning and Community Development

Public Hearing – Petition 2022-13 – 17 School Street (Continued from 1/21/2023)

Chair Schafer read into the record an email from Attorney Jose P. Moreira dated Wednesday, February 8, 2023, sent to Kristina Johnson for a request to continue the public hearing to March 9, 2023.

Clerk Matt Russell seconded by Vice Chair Jason Mauro voted to continue the public hearing of 17 School Street to March 9, 2023. By voice roll call vote: Jason Mauro, Vice Chair: **yea**; Matt Russell, Member: **yea**; Tony Mancini Jr., Member: **yea**; David Campbell, Associate Member: **yea**; Jill Schafer, Chair: **yea**. 5-0-0. Unanimous.

Public Hearing – Petition 2023-01 37 Coolidge Street

Present: Charlie Yon, Director of Operations
Alicia Champagne-Berge, Compliance Coordinator

Chair Schafer read the public hearing notice into the record. At this time the Board of Appeals will hear the request of Native Sun Wellness, Inc., to amend a Special Permit issued on July 25, 2019, 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.

Mr. Russell read the right of appeal. Chair Schafer invited the petitioner to present an overview of the request.

Charlie Yon, Director of Operations at Native Sun Wellness, Inc. introduced himself and Compliance Coordinator, Alicia Champagne-Berge. Mr. Yon confirmed they are still pursuing the medical license, so this change will not be active. Clerk Mauro asked when the license would be obtained. Mr. Yon stated that while actively working with the Cannabis Control Commission ("CCC") there is an unknown time of issuance. However, the CCC is considering the removal of the vertical integration requirement. With both of those matters in play, Mr. Yon anticipates being fully licensed by the end of 2023 if there is no change to the regulations. Chair Schafer, Mr. Yon, and Ms. Kristina Johnson discussed that once Native Sun does obtain its provisional medical license it will have to come before the ZBA for a special permit. Mr. Yon explained that in Town Meeting it was approved that the medical hours of operations match the adult use/recreational hours. It was discussed and agreed Native Sun will withdraw without prejudice, they will obtain their provisional medical license, and file for the Special Permit to operate. The filing fees will be waived and the hours of operation will be addressed under that Special Permit.

Clerk Matt Russell seconded by Vice Chair Jason Mauro motioned to accept the withdrawal, without prejudice, of Native Sun Wellness, Inc. to amend the Special Permit at 37 Coolidge Street. By voice roll call vote: Jason Mauro, Vice Chair: **yea**; Matt Russell, Member: **yea**; Tony Mancini Jr., Member: **yea**; David Campbell, Associate Member: **yea**; Jill Schafer, Chair: **yea**. 5-0-0. Unanimous.

Review of Cannabis 2022 Annual Reports

Chair Schafer confirmed that the Town of Hudson received and reviewed the annual reports of Temescal Wellness of Massachusetts, Inc., Native Sun Wellness, Inc., KindRun, Hudson Botanicals, and Hudson Growers Alliance. Chair Schafer advised that with the approval by town staff, no further questions or comments from the board, and this being informational only they moved on.

Minutes

Vice Chair Mauro seconded by Clerk Russell moved to approve the meeting minutes of January 12, 2023. By voice roll call vote: Jason Mauro, Clerk: **yea**; Matt Russell, Member: **yea**; Tony Mancini Jr., Member: **yea**. David Campbell, Associate Member: **yea**; Jill Schafer, Vice Chair: **yea**; 5-0-0 Unanimous

Adjournment

Clerk Russell seconded by Vice Chair Mauro moved to adjourn the meeting at 7:23 PM. By voice roll call vote: Jason Mauro, Clerk: **yea**; Matt Russell, Member: **yea**; Tony Mancini Jr., Member: **yea**. David Campbell, Associate Member: **yea**; Jill Schafer, Vice Chair: **yea**; 5-0-0 Unanimous