



# Town of Hudson

## Zoning Board of Appeals

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### Zoning Board of Appeals Meeting Minutes — November 10, 2022

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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 Planning Board was conducted fully-remote via Zoom.

Chair Nevits called the meeting to order at 7:00 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 flow of the meeting, and how/when members of the public can participate.

Chair Nevits called the roll.

Board Members Participating:

Darja Nevits, Chair  
Jason Mauro, Clerk  
Pam Cooper, Member  
Tony Mancini Jr., Associate Member

Board Members Absent:

Matt Russell, Member  
Ronald Sorgman, Associate Member  
Jill Schafer, Vice Chair

Staff Members Participating:

Kristina Johnson, Director of Planning and  
Community Development

#### Public Hearing – Petition 2022-09 – 27 Cox Street and 54 Lake Street

Chair Nevits read into the record a letter from the petitioner's Attorney Michael J. Norris requesting to withdraw the petition without prejudice.

**Chair Nevits seconded by Ms. Cooper moved to accept the petitioner's request to withdraw petition 2022-09 without prejudice.** By voice roll call vote: Darja Nevits, Chair: **yea**; Jason Mauro, Clerk: **yea**, Pamela Cooper, Member: **yea**; Tony Mancini Jr., Associate Member: **yea**.

#### Public Hearing – Petition 2022-11 – 29 Grove Street

Chair Nevits opened the public hearing for the above-referenced petition and read into the record the public hearing notice: ***At this time the Board of Appeals will hear the request of KTD, LLC to obtain a Special Permit pursuant to Section 5.1.6.1 of the Town of Hudson Zoning By-laws to continue the non-coming use of the property for multiple dwellings. The subject property is located at 29 Grove Street in the SB residential zoning district,***

***Assessors' Map 17 Parcels 30 and 146. The Board may consider any action deemed necessary relative to the subject petition.***

Jason Mauro, Clerk read the right of appeal.

Chair Nevits read into the record an email sent to Ms. Johnson from Attorney Alphen on behalf of the petitioner requesting a continuance of the public hearing to December 8, 2022.

**Chair Nevits seconded by Mr. Mauro moved to continue the public hearing for petition #2022-11 to December 8, 2022.** By voice roll call vote: Darja Nevits, Chair: **yea**; Jason Mauro, Clerk: **yea**, Pamela Cooper, Member: **yea**; Tony Mancini Jr., Associate Member: **yea**

#### **Public Hearing – Petition 2022-12 – 114 Forest Avenue**

Chair Nevits opened the public hearing for the above-referenced petition and read into the record the public hearing notice: ***At this time the Board of Appeals will hear the request of Dinis Silva to obtain a Special Permit for use of the property for contractor bays pursuant to Section 5.3.3.1, a variance for parking spaces within 10 feet of the lot line pursuant to 7.1.4.1, and a variance for the interior driveway width pursuant Section 7.1.4.5. The subject property is located at 114 Forest Avenue in the M-5 Industrial Zoning District, Assessors' Map 42 Parcel 011. The Board may consider any action deemed necessary relative to the subject petition.***

Jason Mauro, Clerk read the right of appeal.

Chair Nevits read into the record an email sent to Ms. Johnson from Attorney Yates on behalf of the petitioner requesting a continuance of the public hearing to December 8, 2022.

**Chair Nevits seconded by Mr. Mauro moved to continue the public hearing for petition #2022-11 to December 8, 2022.** By voice roll call vote: Darja Nevits, Chair: **yea**; Jason Mauro, Clerk: **yea**, Pamela Cooper, Member: **yea**; Tony Mancini Jr., Associate Member: **yea**

#### **Minutes**

Chair Nevits seconded by Mr. Mauro moved to approve the meeting minutes of October 13, 2022. By voice roll call vote: Darja Nevits, Chair: **yea**; Jason Mauro, Clerk: **yea**, Pamela Cooper, Member: **yea**; Tony Mancini Jr., Associate Member: **yea**

#### **Adjournment**

Chair Nevits seconded by Mrs. Cooper moved to adjourn the meeting at 7:15 PM. By voice roll call vote: Darja Nevits, Chair: **yea**; Jason Mauro, Clerk: **yea**, Pamela Cooper, Member: **yea**; Tony Mancini Jr., Associate Member: **yea**