



Hudson Board of Appeals

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting—February 14, 2019

The Hudson Board of Appeals met in the Selectmen's Hearing Room, 2nd Floor, Town Hall, Hudson, Massachusetts. At 7:00 PM, Vice Chairman Pietrasiak called the meeting to order.

Members Present: Todd Pietrasiak, Vice Chairman; Dorothy Risser, Clerk; Christopher Tibbals; Member; Darja Nevits, Member; Jill Schafer, Associate Member; and Jason Mauro, Associate Member.

Staff: Kristina Johnson, AICP, Assistant Planning Director

Vice Chairman Pietrasiak convened the meeting at 7:00 PM.

Due to the large number of meeting attendees, Vice Chairman Pietrasiak provided an overview of the meeting logistics and flow.

New Business- Board Reorganization

Vice Chairman Pietrasiak once again noted the retirement of the long-serving Chairman Lawrence Norris, and stated that the Zoning Board of Appeals needs to reorganize the positions.

Election of Chairman

Dorothy Risser moved to elect Todd Pietrasiak as Chairman. Seconded by Darja Nevits. 6-0-0. Unanimous.

Election of Vice Chairman

Todd Pietrasiak moved to elect Darja Nevits as Vice Chair. Seconded by Dorothy Risser. 6-0-0. Unanimous.

Election of Clerk

Darja Nevits moved to elect Dorothy Risser as Clerk. Seconded by Christopher Tibbals. 6-0-0. Unanimous.

Election of Vacant Member Seat

Todd Pietrasiak moved to elect Jill Schafer as a full member. Seconded by Dorothy Risser. 6-0-0. Unanimous.

Petition #2019-01; 29 Bennett Street

Present were: Carlos Mauro, Contractor for the Petitioner
Angie Batista, Petitioner.

Chairman Pietrasiak read aloud the public hearing notice for the above-referenced petition request a Special Permit pursuant to Section 5.2.6 of the Town of Hudson's Protective By-laws to construct a ±892 square-foot accessory dwelling unit. The subject property is located at 29 Bennett Street, Assessors Map 20 Block 85 in the SB Zoning District. The Board may consider any other action deemed necessary relative to the subject petition.

Dorothy Risser read the right of the appeal.

Carlos Mauro presented the plan and the layout of the proposed accessory dwelling unit. Mr. Mauro described the internal layout for the unit, the ingress and egress, and the location of the parking spaces. Mr. Mauro also noted that his daughter would be residing in the house, as required by the provisions of Section 5.2.6.

Members of the Board expressed concerns that the plans were presented in draft form, and that it was difficult to ascertain external and internal dimensions, and it initially looks like the proposed unit would violate the side setback. Chairman Pietrasiak recommended that the petitioner obtain a more detailed plot plan that shows that dimensions of the accessory unit, and finalize the plan to provide more detail about the internal layout and relationship of the accessory unit to the main structure.

Chairman Pietrasiak moved to continue the public hearing until the March 14, 2019 meeting. Seconded by Jason Mauro. 6-0-0.

Other Business

Residents of the Packard Street neighborhood expressed their concerns about the use of the former Police Station property as satellite parking for the newly opened retail marijuana operation on Coolidge Street, and why it should not be allowed in a residentially zoned neighborhood. Chairman Pietrasiak acknowledged the concerns but noted that the Zoning Board of Appeals cannot discuss this issue at the meeting because 1) the issue is not on the agenda; and 2) the item is not formally on the docket for the Zoning Board of Appeals. Chairman Pietrasiak explained the process and timeline by which the residents can file an appeal, and underscored that the Zoning Board of Appeals is a quasi-judiciary body that must maintain neutrality.

Adjournment

Chairman Pietrasiak moved to adjourn the meeting at 8:15 PM. Seconded by Dorothy Risser. 6-0-0. Unanimous.