



Hudson Board of Appeals

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting—September 13, 2018

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: Lawrence Norris, Chairman ; Vice Chairman; Todd Pietrasiak, Vice Chairman; Dorothy Risser, Clerk; Darja Nevits, Associate Member; Jill Schafer, Associate Member; Jason Mauro, Associate Member; and Pamela Cooper, Associate Member

Staff: Kristina Johnson, AICP, Assistant Planning Director

Chairman Norris convened the meeting at 7:00 PM.

Petition #2018-11; 60-62 Washington Street

Present were: Paul Giannetti, Attorney for the Petitioner
Peter Bemis, Engineer for the Petitioner

Chairman Norris then read aloud a letter from the petitioner's Attorney requesting a public hearing continuance in order to address some outstanding issues relative to Section 5.2.4 of the Town of Hudson's Zoning By-Laws.

Dorothy Risser read the Right of Appeal.

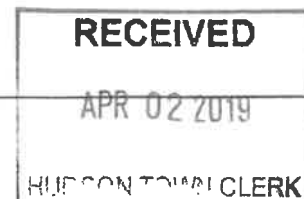
Chairman Norris moved to continue the public hearing to October 11, 2018. Seconded by Dorothy Risser. 7-0-0. Unanimous. Motion Carries.

Petition #2018-13; 9 Appleton Drive

Present were: Janice Goldfarb, Petitioner

Chairman Norris read aloud the public hearing notice for the above-referenced petition Requesting a special permit pursuant to Section 5.2.6 of the Town of Hudson's Protective By-laws to construct a ±816 square-foot accessory dwelling unit. The subject property is located at 9 Appleton Drive, Assessors Map 42 Block 91 in the SA-8 Zoning District. The Board may consider any other action deemed necessary relative to the subject petition.

Dorothy Risser read the Right of Appeal.



Janice Goldfarb provided an overview of the proposed Accessory Dwelling Unit(ADU), and walked the Board through the components of the site plan. Ms. Goldfarb discussed in detail the orientation of the proposed unit and the location of the ingress and egress. Chairman Norris inquired about the total square footage of habitable space, to which Ms. Goldfarb indicated that only the bedrooms, living room, and kitchen are included in the habitable living space calculation, complying with the Zoning By-Laws.

Dorothy Risser asked the Petitioner to clarify the relationship of the existing driveway to the expansion, and Jill Schafer asked the Petitioner the location of the sewer easement on the site plan.

Chairman Norris, Seconded by Dorothy Risser moved to enter deliberative session. 6-0-0. Unanimous

Vice Chairman Pietrasiak seconded by Jason Mauro, moved to grant the special permit under Section 5.2.6 of the Town of Hudson's Protective Zoning By-laws to allow the petitioner to construct a ± 816- square foot accessory dwelling unit at 9 Appleton Drive. 5-0-0. Unanimous

Chairman Norris, Seconded by Dorothy Risser moved to come out of deliberative session. 7-0-0. Unanimous

Minutes

Chairman Norris seconded by Vice Chairman Pietrasiak moved to approve the minutes of August 9, 2018. 7-0-0. Unanimous

Assistant Director's Report

Kristina Johnson presented to the Board an idea for a streamlined methods for sending out abutters notices, i.e., postcard. She mentioned that other communities use simple postcards, which can be easily printed via a mail merge and then labeled with the abutters addresses. She also noted that the Planning Department does not have Administrative Staff, and the traditional 8 X11 sized paper stuffed into envelopes is a huge time drain, especially when noticing abutters for large projects. For the September meeting, Ms. Johnson promised to bring in examples of postcards from other communities.

Adjournment

Chairman Norris moved to adjourn the meeting at 8:00 PM. Seconded by Dorothy Risser. 6-0-0. Unanimous.