



Hudson Board of Appeals

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting—August 9, 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; and Jason Mauro, Associate Member.

Staff: Kristina Johnson, AICP, Assistant Planning Director

Chairman Norris convened the meeting at 7:00 PM.

Petition #2018-09; 81 Hunter Avenue

Chairman Norris read aloud the letter from the petitioner requesting withdrawal of the above-referenced petition without prejudice. Chairman Norris seconded by Dorothy moved to accept the withdrawal of Petition #2018-06 without prejudice.
4-0-1. Unanimous.

Petition #2018-10; 254 Cox Street

Present were: Christopher Yates, Attorney for the Petitioner
John Walsh, Petitioner

Chairman Norris read the public hearing notice for the above-referenced petition requesting a Special Permit pursuant to Section 5.2.2 (h) of the Town of Hudson Zoning By-Laws to construct a 20 x 80 foot addition to existing 40 x 80 foot barn. The subject property is located at 254 Cox Street, Assessors' Map 12, Parcel 39 in the SA8 Zoning District.

Dorothy Risser, Clerk read the right of appeal.

Attorney Yates provided a brief overview of the administrative history of this petition, and noted that it was the subject of a Special Permit in 2004. He also noted that the original petition was submitted as a request for a variance, but the Board at that time decided that the issuance of a Special Permit would be appropriate for the construction of the garage. Attorney Yates explained that the proposed expansion is customary and incidental to the main house, and would be used as storage for the petitioner's antique

vehicle collection. He then noted that the proposed expansion will not have a detrimental impact on the neighborhood or cause an increase of traffic.

Dorothy Risser asked if the petitioner would be using this expansion for public showings, to which Mr. Walsh indicated that he would not, and the expansion is just his personal private collection.

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

Lawrence Norris seconded by Dorothy Risser moved to grant a Special Permit pursuant to Section 5.2.2 (h) of the Town of Hudson Zoning By-Laws to construct a 20 x 80 foot addition to existing 40 x 80 foot barn.

With the Following Conditions:

1. No part of the structure shall be used as living quarters.
2. The petitioner shall not use the proposed addition for any public showings or events.

5-0-0 Motion Carries; Petition for Special Permit Granted

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

Petition #2018-11; 60-62 Washington Street

Chairman Norris read aloud the public hearing notice for the above-referenced petition requesting a Special Permit pursuant to Section 5.3.2.1 (a) of the Town of Hudson's Zoning By-Laws to construct twelve two-bedroom dwelling units. The subject property is located at 60-62 Washington Street in the C-2 Zoning District, Assessors' Map 40, Parcel 42

Chairman Norris then read aloud a letter from the petitioner's engineer requesting a public hearing continuance in order to complete the Planning Board's requested limited traffic impact study.

Dorothy Risser read the Right of Appeal.

Chairman Norris moved to continue the public hearing to September 13, 2018. Seconded by Dorothy Risser. 6-0-0. Unanimous. Motion Carries.

Petition #2018-12; 524 Main Street

Present were: Stephen Poole, Engineer for the Petitioner
Laura Casello, Petitioner

Chairman Norris read aloud the public hearing notice for the above-referenced petition requesting a Special Permit to change the pre-existing non-conforming use from residential to commercial pursuant to Section 5.1.6.1, and 5.1.6.2 AND a Special Permit to allow for a commercial use in the Watershed Protection District pursuant to Section 3.3.10.

Dorothy Risser read the Right of Appeal

Steve Poole provided an overview of the proposed site plan, noted the non-conforming nature of the structure, and described the proposal to construct three contractor bays for small businesses such as carpenters. He further described the drainage and infiltration systems, identified the location of the snow storage, and noted that the site is serviced by a private septic system and town water.

Jill Schafer inquired about the type of tenants who would occupy the bays, to which Mr. Poole replied that small tradespeople such as building contractors, electricians, carpenters, plumbers would use the spaces. Mr. Poole underscored that the Planning Board issued a condition relative to the site plan banning all automotive and retail uses in these contractor bays. And he underscored that there would be no stockpiling of landscape materials or storage of chemicals.

Vice Chairman Pietresiak inquired whether the special permit would provide some assurances that the storage tank would be pumped out regularly. Steve Poole indicated the owners need to acquire a permit from the Massachusetts Department of Environmental Protection re: the storage tank.

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

Dorothy Risser seconded by Vice Chairman Pietrasiak moved to grant a Special Permit to allow the change of a pre-existing non-conforming use from residential to commercial pursuant to Section 5.1.6.1 and 5.1.6.2 of the Hudson Zoning By-Laws AND a Special Permit to allow for a commercial use in the Watershed Protection District pursuant Section to 3.3.10 of the Hudson Zoning By-Laws.

With the following conditions:

1. No salt, de-icing chemicals, herbicides, and pesticides shall be applied any place on the property and the site driveway;
2. The petitioner shall provide a spill recovery kit for the site; and
3. The petitioner shall obtain a permit from the Department of Environmental Protection for the storage of hazardous chemical, and received appropriate review and approvals from the Hudson Board of Health.

Chairman Norris, Seconded by Vice Chairma Pietrasiak moved to come out of deliberative session. 6-0-0. Unanimous

Minutes

Chairman Norris seconded by Dorothy Risser moved to approve the minutes of July 12, 2018. Seconded by. 4-0-2.

Adjournment

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