



# Town of Hudson

## Zoning Board of Appeals

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### Zoning Board of Appeals Meeting Minutes — February 15, 2024

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Chair Schafer called the Town of Hudson Zoning Board of Appeals meeting to order at 7:09 p.m., fully remotely.

Board Members Participating: Jill Schafer, Chair  
Jason Mauro, Vice Chair  
Darja Nevits, Member  
Antonio Mancini, Jr., Member

Board Members Absent: Matt Russell, Clerk  
David Campbell, Associate Member

Staff Members Participating: Kristina Johnson, Director of Planning and  
Community Development  
Katie Evangelisti, Administrative Manager of  
Planning and Community Development

Chair Schafer advised the Board and the public that the agenda would be taken out of order with the organization of the Board to be first.

#### Administrative Business – Board to Organize

Chair Schafer, seconded by Darja Nevits, motioned to elect Jason Mauro as Chair. **4-0-0 Unanimous**

Chair Schafer, seconded by Darja Nevits, motioned to elect Matt Russell as Vice Chair. **4-0-0 Unanimous**

Chair Schafer, seconded by Darja Nevits, motioned to elect Tony Mancini as Clerk. **4-0-0 Unanimous**

#### Continued Public Hearing: 2023-09 37 Coolidge Street – Medical Marijuana License

Chair Mauro advised the Board and public that pursuant to Chapter 2 of the Acts of 2023 extending the remote meeting provisions of March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law, this meeting of the Hudson Zoning Board of Appeals is being held remotely.

Chair Mauro reopened the public hearing of Native Sun Wellness, Inc., to hear their request to be granted a Special Permit 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.

Chair Mauro noted for the record and email exchange with applicant, Ms. Alicia Champagne and Ms. Evangelisti. The email requested a continuance to March 14, 2024. Chair Mauro, seconded by Darja Nevits, motioned to continue the hearing to March 14, 2024.

**4-0-0 Unanimous**

#### **Public Hearing: ZSP-2024-1 – 55 Cottage St. – Expansion of a Pre-Existing Non-Conforming**

Chair Mauro opened the public hearing and read the legal notice into the record: *at this time the Board of Appeals will hear the request of 55 Cottage Street Realty Trust, Eric M. Chaves, Trustee, requesting a Special Permit for the expansion of a pre-existing non-conforming two-family use pursuant to Section 5.1.6.1 of the Town of Hudson Protective Zoning By-Laws. The subject property is located at 55 Cottage Street in the SB Single Family Zoning District, Assessors' Map 19 Parcels 18 and Parcel 19. The Board may consider any action deemed necessary relative to the subject petition.* Chair Mauro noted for the record that he understands that there is a lot of tension regarding this petition and summarized the Board's job to hear and weigh the testimony provided during the public hearing and render a decision that is not based on personal opinions. Additionally, Chair Mauro advised citizens to get involved and seek change if they don't agree with the Zoning By-laws as written. Clerk Mancini read the Right of Appeal.

On behalf of the applicant Attorney Matthew Eckel, Fletcher Tilton, P.C., addressed the Board to present the petition and proposed plans. Attorney Eckel asked for confirmation and Chair Mauro confirmed only four (4) Board members were present this evening. Ms. Johnson advised the Board and Attorney Eckel that due to the 'Mullen Rule' not being in place the two (2) missing members would be unable to vote if testimony was heard this evening. Attorney Eckel requested a continuance to the next public hearing, March 14, 2024.

Chair Mauro, seconded by Clerk Mancini, motioned to continue the hearing, without testimony, to the March 14, 2024 public hearing. **4-0-0 Unanimous**

#### **Administrative Business – Annual Review of Marijuana Report 2023**

Ms. Johnson advised the Board that the reports were provided and reviewed for compliance. No questions or comments from Board members.

#### **Minutes**

Darja Nevits, seconded by Clerk Mancini, motioned to approve the December 14, 2023 meeting minutes. **4-0-0 Unanimous**

#### **Adjournment**

Member Nevits, seconded by Member Schafer, motioned to adjourn at 7:25 p.m. **4-0-0. Unanimous**