



## Hudson Board of Appeals

Town Hall

Hudson, Massachusetts 01749

### Minutes of Meeting—July 12, 2018

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The Hudson Board of Appeals met in the Selectmen's Hearing Room, 2<sup>nd</sup> 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; Jason Mauro, Associate Member.

Staff: Kristina Johnson, AICP, Assistant Planning Director

Chairman Norris convened the meeting at 7:02 PM.

#### **Petition #2018-06; 10 Gately 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. 4-0-0. Unanimous.

#### **Petition #2018-09; 81 Hunter Avenue**

Present were: John and Kathy Adams, Petitioner  
Christopher Yates, Attorney for the Petitioner

Chairman Norris read the public hearing notice for the above-referenced petition requesting a variance from Section 6.3.1 of the Town of Hudson By-Laws to construct a 24 x36 and one and three quarter-story garage at 81 Hunter Avenue, assessors' map 25, Parcel 14 in the SB zoning district.

Dorothy Risser, Clerk read the right of appeal.

Attorney Yates provided an overview of the petition and a description of the proposed work, in which the petitioner is requesting a variance to construct a garage within the front yard. He noted the intended use of the proposed new garage, and how the petitioner believed the topography on the property creates a hardship to construct the garage within the same footprint of the existing garage.

Board members engaged in a discussion with the petitioner to articulate more clearly about what the actual hardship is, and questioned why the proposed garage could not be constructed on the side of the house. After back and forth discussion, the Board encouraged the petitioner to investigate revising the petitioner to request a special

permit to expand a pre-existing non-conforming structure, provided that a some portion of the existing garage foundation and/or structure could be incorporated into the design. All agreed that the Special Permit would be an easier standard for the Board to consider.

The petitioner agreed to investigate the feasibility of revising design of the garage and to continuing the hearing until the August 9<sup>th</sup> meeting.

Chairman Norris seconded by Dorothy Risser moved to continue the public hearing for petition #2018-09 to Thursday, August 9, 2018. 4-0-0. Unanimous.

### **Minutes**

Chairman Norris seconded by Jason Mauro moved to approve the minutes of May 10, 2018. Seconded by. 4-0-0. Unanimous.

### **Other Business**

Assistant Director Kristina Johnson provided an update on the Board of Selectmen's direction to the Planning Department investigate the creation of Marijuana Manufacturing Overlay District. Ms. Johnson stated that she would be giving a presentation on this topic at the Board Selectmen meeting on July 30<sup>th</sup>.

### **Adjournment**

Chairman Norris moved to adjourn the meeting at 8:00 PM. Seconded by Dorothy Risser. 4-0-0. Unanimous.