



# TOWN OF HUDSON

## Zoning Board of Adjustment



Charlie Brackett, Chairman

Marilyn McGrath, Selectmen Liaison

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### Site Walk Meeting Minutes – September 19, 2020 – approved

ZBA Members present were Charlie Brackett, Gary Dearborn, Gary Daddario, Jim Pacocha and Brian Etienne along with Kara Roy (Selectmen Liaison). ZBA Members met with the property owners: Christopher & Christine Floyd and Rene Joyal of 78 Highland Street at their property.

Called to Order at 9:06 a.m.

Homeowner explained that she is a life-long resident of this home having grown up in it. Her parents ran a catering business from an outbuilding on the property. In 2009, the present owners got a variance and the business approved for the property is “landscaping”. They use the outbuilding and, since 2014, a garage for the business, as well as some of the other outside property behind the house.

The owners stated that they limit parking to 4 company vehicles and 1 trailer per the variance. They only have 3 employees and therefore have no further vehicles. Also, one of the employees often takes one of the trucks home. The rear yard area appeared clean and orderly. The owners stated that this is always the condition of the property and that if we check next month we will see it looks the same.

The owners stated that they know the complaining party to be Sue Cloutier of George Street. She doesn't live next to or across from the subject property or even on the same street. Further, another landscaping company, KR Levine, operates out of a home located between 78 Highland and the complaining party's home on George Street.

The owners acknowledged that they unwittingly filled in some wetlands (1,700 sq ft) but have since done everything they were instructed to do to remedy the situation. The ZBA informed them that this issue is not before us.

The owners stated that job materials are delivered straight to job sites and that their business neither stores materials at 78 Highland Street nor are materials loaded or unloaded here.

Some of the rear property is accessed via a dirt road which is owned by Eversource. The owners stated that Eversource intends to fence this in and it will impact how they access the rear of their own property. The ZBA advised that this issue was not before us at this time and that they should check with the Town before they change anything in the nature of their driveway, etc.

Motion to Adjourn by Brian Etienne was seconded by Jim Pacocha and passed unanimously. Meeting adjourned at 9:34 a.m.

Respectfully submitted,

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Gary Daddario, ZBA Clerk

Not Official until reviewed, approved and signed.  
Approved 10/22/20, as edited