



Town of Hudson
Planning Department
78 Main Street, Hudson, MA 01749
Tel: (978) 562-2989 Fax: (978) 568-9641
Email: kjohnson@townofhudson.org

LEGAL NOTICE
Town of Hudson
Public Notice of Hearing

In accordance with the provisions of M.G.L. Chapter 40A, § 5, the Hudson Planning Board will hold a public hearing on Tuesday, October 15, 2024, at 7 PM in the Hudson Senior Center meeting room at 29 Church Street, Hudson, MA, on whether the Town will vote to amend the Protective Zoning By-Laws to:

Amend the following within Section 5.2.6 Accessory Dwelling Units:

- 1) Strike the language within Section 5.2.6.2 (6) in its entirety
- 2) Strike the language within Section 5.2.6.2 (7) in its entirety
- 3) Strike the language within Section 5.2.6.3 (1) in its entirety and replace with the following language: ***A Building Permit application for an Accessory Dwelling Unit shall be filed with the Building Commissioner.***
- 4) Strike the language within Section 5.2.6.3 (2) and replace with the following language: ***The Accessory Dwelling Unit shall comply with dimensional standards in Section 7.3 and Section 7.2.1.3 and relief from thereof shall not be granted except as noted in Section 5.2.6.4 (1)***
- 5) Strike the language within Section 5.2.6.4. 1. and replace with the following language: ***The Building Commissioner shall issue a Building Permit authorizing the installation and use of an accessory dwelling unit in a single-family home or lot provided the following conditions are met.***
- 6) Strike the language within Section 5.2.6.4. 1. (a) and replace with the following language: ***The accessory dwelling may be located in the single-family dwelling.***
- 7) Strike the language within Section 5.2.6.4. 1. (b) and replace with the following language: ***The single-family dwelling may be altered to include an accessory dwelling unit.***
- 8) Strike the language within Section 5.2.6.4. 1. (c) and replace with the following language: ***The accessory dwelling unit shall consist of a complete, separate housekeeping unit containing both kitchen and bath.***
- 9) Strike the language within Section 5.2.6.4. 1. (d) in its entirety and replace with the following language: ***Pursuant to MGL Chapter 40A Section 3A, more than one accessory dwelling unit within a single-family home or house lot shall require a Special Permit from the Zoning Board of Appeals pursuant to MGL Chapter 40A Section 9 and Section 9.2 of the Hudson Zoning By-laws.***
- 10) Strike the language within Section 5.2.6.4. 1. (e) in its entirety.
- 11) Strike the language within Section 5.2.6.4. 1. (g) in its entirety and replace with the following language: ***The habitable area of the accessory dwelling shall not exceed ½ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.***
- 12) Strike the language within Section 5.2.6.4. 1. (h) and replace with the following language: ***An accessory dwelling unit may not have more than two bedrooms.***
- 13) Strike the word **two** and replace with the word **one** in the first sentence of Section 5.2.6.4 1. (j)
- 14) Add a new Section 5.2.6.4.1. (l) with the following language: ***The use of the accessory dwelling unit for short-term rentals, as defined in MGL Chapter 64G Section 1, shall be prohibited.***
- 15) Add the following language before the first sentence in Section 5.2.6.4. 2.: ***The accessory dwelling unit shall comply with the dimensional requirements pursuant to Section 7.3 and Section 7.2.1.3 of this By-law.***

- 16) Strike the language within Section 5.2.6.4. 3. in its entirety.
- 17) Strike the language within Section 5.2.6.4 4. in its entirety.
- 18) Strike the language within Section 5.2.6.4. 5. in its entirety.
- 19) Strike the words “special permit” and replace with the words “building permit” in Section 5.2.6.4.6.
- 20) Strike the language within Section 5.2.6.5 (5) in its entirety and replace with the following language: ***Construction or use according to the building permit shall conform to any subsequent amendments to these provisions, MGL Chapter 40A, and/or Massachusetts Building Code unless the construction or use is begun within a period of not more than six months after the issuance of the building permit before the effective date of the amendments. To qualify for the exemption, construction must be completed in a continuous and expeditious manner.***
- 21) Strike the word **ZBA** in the R60, R40, R30, and R15 single-family residential districts and replace with **Y** in the Table of Use Regulations for Accessory Dwelling Units

OR TO TAKE ANY OTHER ACTION RELATED THERETO.

The text and plan of this article is on file with the Town Clerk and the Office of Planning and Community Development at 78 Main Street, Hudson, MA, and may be inspected during normal business hours upon appointment. For more information, contact the Department of Planning and Community Development at (978) 562-2989 or via email at kjohnson@townofhudson.org

Publication Dates: Community Advocate, September 27, 2024 and October 4, 2024.

A Public Hearing will be held on said petition at Hudson Senior Center meeting room at 29 Church Street, Hudson, MA, at **7:00 PM on Tuesday, October 15, 2024.**

Planning Board Chair
Robert D'Amelio



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Update the current Official Zoning Map of the Town of Hudson, Massachusetts, dated November 2023:

- Reinsert three district boundaries – Southwesterly R15, West central NB, and Southcentral NB;
- Correct mislabeling of the Northeasterly portion of MH to MR, Central IA to NB, Central GB1 to NB, and portion;
- Update title to Official Zoning Map of the Town of Hudson, Massachusetts
Dated November 2024.

OR TO TAKE ANY OTHER ACTION RELATED THERETO.

Notes: This Article does not change or alter the existing Zoning District boundaries or use regulations.

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Update the following section numbers:

- a. Section 5.2 "Residential Districts" now **Section 5.4 "Residential Districts"** including **all subsections**;
- b. Section 5.3 "Commercial Districts" now **Section 5.5 "Commercial Districts"** including **all subsections**;
- c. Section 5.4 "DB Zoning District" now **Section 5.6 "DB Zoning District"** including **all subsections**;
- d. Section 5.4 "Limited Commercial and Light Industrial District (LCLI)" now **Section 5.7 "Limited Commercial and Light Industrial District (LCLI)" including all subsections – with spelling correction of "District"**;
- e. Section 5.5 "Industrial Districts" now **Section 5.8 "Industrial Districts"** including **all subsections**;
- f. Section 5.6 "Open Space Residential Development" now **Section 5.9 Open Space Residential Development** including **all subsections**;
- g. Section 6.2 "Floodplain/Wetland District" now **Section 6.1 "Floodplain/Wetland District"** including **all subsections**;
- h. Section 6.3 "Retirement Community Overlay District" now **Section 6.2 "Retirement Community Overlay District"** including **all subsections**;
- i. Section 6.4 "Wireless Community Facilities" now **Section 6.3 "Wireless Community Facilities"** including **all subsections**;
- j. Section 6.5 "Adaptive Re-Use Overlay District" now **Section 6.4 "Adaptive Re-Use Overlay District"** including **all subsections**;
- k. Section 6.6 "Temporary Moratorium on Medical Marijuana Treatment Centers and The Sale & Distribution of Drug Paraphernalia" now **Section 6.5 "Temporary Moratorium on Medical Marijuana Treatment Centers and The Sale & Distribution of Drug Paraphernalia"** including **all subsections**;
- l. Section 6.7 "Medical Marijuana Treatment Centers Overlay District" now **Section 6.6 "Medical Marijuana Treatment Centers Overlay District"** including **all subsections**;
- m. Section 6.8 "Recreational Marijuana Overlay District" now **Section 6.7 "Recreational Marijuana Overlay District"** including **all subsections**;
- n. Section 6.9 "Marijuana Industrial Overlay District" now **Section 6.8 "Marijuana Industrial Overlay District"** including **all subsections**;
2. Update Section 5.2.1 with the November 2024 map date and replace Appendix A with the November 2024 map.
3. Add Neighborhood Business District ("NB") to "Table 1 - Intensity Schedule".
4. Correct scrivener's errors and grammatical errors which are not substantive in nature and do not affect the content or intent of by-laws.

OR TO TAKE ANY OTHER ACTION RELATIVE THERETO.

Notes: This is a housekeeping action that simply reorganizes the location and renames certain sections of the Hudson Protective Zoning By-laws as noted above.

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
A Public Hearing will be held on said petition at the Hudson Senior Center meeting room at 29 Church Street, Hudson, MA, at **7:00 PM on Tuesday, October 15, 2024.**

Planning Board Chair
Robert D'Amelio

Town of HUDSON

MASSACHUSETTS

Zoning Map



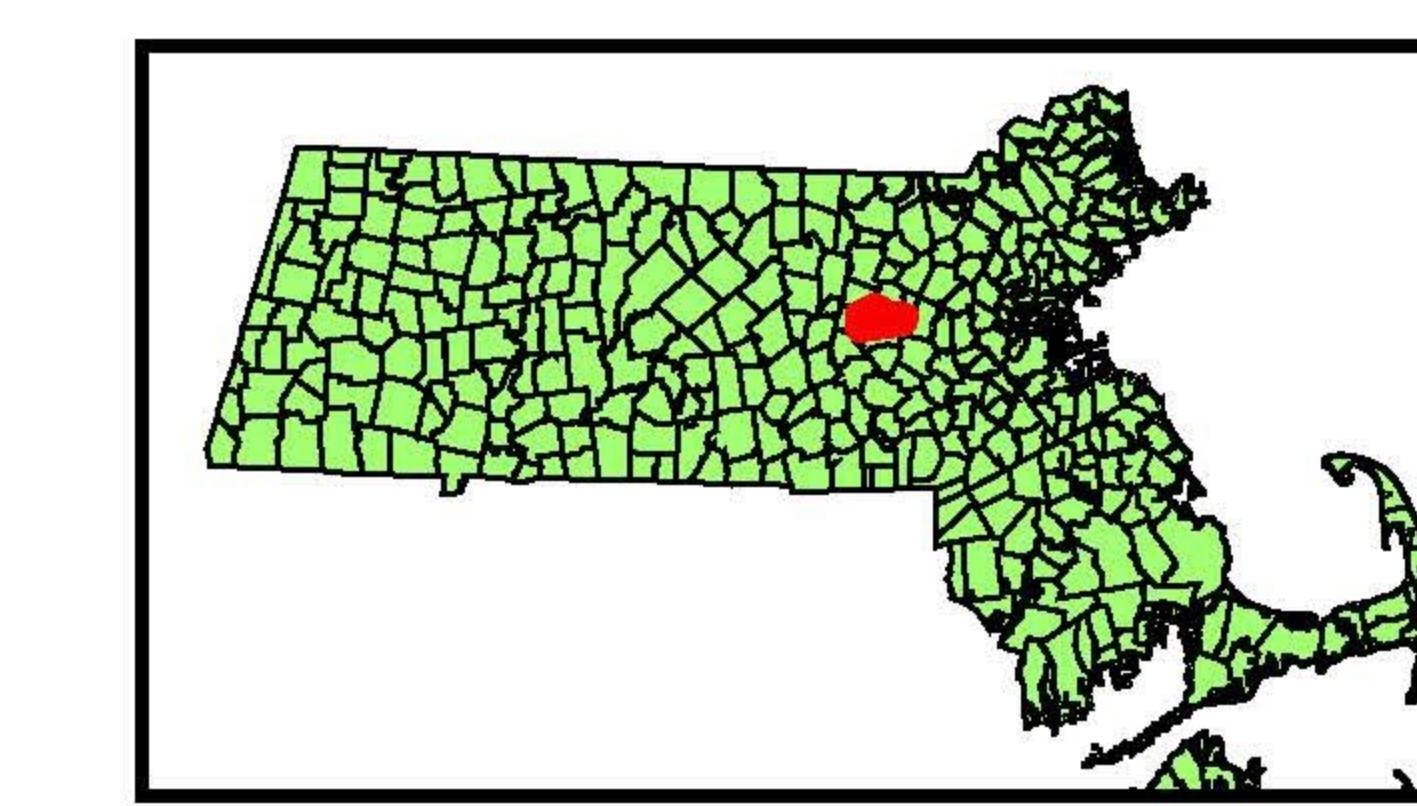
MIDDLESEX COUNTY

OFFICIAL ZONING MAP OF THE TOWN OF HUDSON, MASSACHUSETTS
UNDER SECTION 2.2 OF THE HUDSON PROTECTIVE ZONING BY-LAWS.

THIS MAP IS COMPILED BASED ON VOTES OF THE HUDSON TOWN
MEETING. THE ACTUAL TOWN MEETING VOTE SHALL CONTROL AS TO
ANY DISCREPENCY BETWEEN THIS ZONING MAP AND THE TOWN
MEETING VOTE.



Map created by Hudson GIS - November 20, 2024



| ZONING DISTRICT | DISTRICT TYPE | FRONTAGE |
|-----------------|-------------------------------------|-----------------------------|
| LCLI | Limited Commercial Light Industrial | 150 frontage, 30,000 sq.ft. |
| DB | Special Cases | 150 frontage, 15,000 sq.ft. |
| NB | Neighborhood Business | 150 frontage, 15,000 sq.ft. |
| GB1 | General Business 1 | 150 frontage, 15,000 sq.ft. |
| GB2 | General Business 2 | 150 frontage, 15,000 sq.ft. |
| IA | Industrial | 150 frontage, 30,000 sq.ft. |
| IB | Industrial | 150 frontage, 60,000 sq.ft. |
| R15 | Single Family | 100 frontage, 15,000 sq.ft. |
| R30 | Single Family | 150 frontage, 30,000 sq.ft. |
| R40 | Single Family | 150 frontage, 40,000 sq.ft. |
| R60 | Single Family | 180 frontage, 60,000 sq.ft. |
| MR | Single Family | 100 frontage, 15,000 sq.ft. |
| MH | Mobile Home | 50 frontage, 5,000 sq.ft. |