



**Zoning Board of Appeals
Dudley Municipal Complex
71 West Main Street
Dudley, MA 01571
Minutes of Meeting
October 7, 2021**

**Meeting was called to order at 7:00PM by Chairman George Slingo
Pledge recited.**

Roll Call

In Attendance: George Slingo Chairman
John Julian
Wesley Pettit
John Glynn
Hugh Cushing

John Glynn made a motion to make Hugh Cushing a voting member for the meeting

Wesley Pettit seconds the motion

Board votes – passes unanimously

Public Hearing 35-37 Chase Ave

Hearing opens at 7:02PM

Nick Adamopoulos presents on behalf of Verde Organica LLC – Applicant is seeking a variance on the building height. Mechanical equipment on top of the building and stairwell makes the building height over the 40 feet minimum. The existing building is already over 40 feet. Nick asks that the board approve both the mechanical equipment and the stairwell.

No abutters are present.

John Glynn makes a motion to close the public hearing

Hugh Cushing seconds the motion

Board votes – passes unanimously

Public Hearing closed at 7:06PM

John Glynn makes a motion to grant variance for the mechanical equipment on top of the building. The height not to exceed an additional 14ft over the 40 ft.

John Julian seconds the motion

Board votes – passes unanimously

John Glynn makes a motion to approve the variance that will extend the stairway to 45 Ft.

Wesley Pettit seconds the motion

Board votes – passes unanimously

Public Hearing for 40 Hall Road

Hearing opens at 7:10 PM

Nick Adamopoulos is also there representing 40 Hall Road with John Androlewicz. They are seeking a variance on property setbacks including square footage of the lot. This is a proposed 2000 square ft cannabis retail store. Traffic study has been completed. They will have a total of 12 parking spots which is what the traffic study suggests they need. These parking spots are based on a lease that they will have with the abutting property in the back. No abutters are present

John Glynn makes a motion to close the public hearing

Hugh Cushing seconds the motion

Board Votes – passes unanimously

Public Hearing closed at 7:16PM

Board discusses their concerns over the parking spaces available and the lease that will eventually expire with no guarantee of renewing.

Wesley Pettit doesn't feel there is enough parking to keep it safe for the traffic that will be there. He also questions why they came to the Zoning Board before getting approval from the Planning Board. The Planning Board should be the ones they go to first. The board agrees.

John Glynn suggests to the applicant that they withdraw their request without prejudice and come back in front of the board when they have gone and received approval from the planning board. It's not at the point where Zoning should be involved.

John Glynn makes a motion to allow the applicant to withdraw their request without prejudice

Wesley Pettit seconds the motion

Board votes – passes unanimously

Nick Adamopoulos – withdraws the request without prejudice.

Approval of Minutes August 12, 2021

John Glynn makes a motion to approve the minutes as they are written

Hugh Cushing seconds the motion

Board votes – passes unanimously

New Business/Old Business – None

John Glynn makes a motion to adjourn

Wesley Pettit seconds the motion

Board votes – passes unanimously.

Meeting adjourned at 7:32PM

Respectfully submitted,

Amanda Jacobson

ZBA Clerk