

MEETING AGENDA – December 10, 2009

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday December 10, 2009, in the Community Development Conference Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The meeting will begin at 7:00 PM for the purpose of reviewing minutes of past meetings; the public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6005 OR TDD 886-6011.

The following items before the Board will be considered:

I. **7:00 PM** APPROVAL OF MEETING MINUTES

1. October 22, 2009

II. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. Case 160-105 (12/10/09; Deferred from 10/22/09): William Tate, 72 Old Derry Road, Hudson, requests the following:
 - A. A Use Variance to allow construction of a parking lot and drainage structures within 10,635 square feet of the wetland buffer for property located at 297 Central Street, Hudson. [Map 160, Lot 105, Zoned I, HZO Article IX, Section 334-35, Uses within Wetland Conservation District.]
 - B. A Wetland Special Exception to allow construction of a parking lot and drainage structures within 10,635 square feet of the wetland buffer for property located at 297 Central Street, Hudson. [Map 160, Lot 105, Zoned I, HZO Article IX, Section 334-33, Wetland Conservation District.]
2. Case 170-038 (12/10/09), concerning a request by SNF Construction, P.O. Box 63, Salem, NH, requests a Use Variance to allow construction of a parking lot within 2,390 square feet of the wetland buffer, an unpermitted use, for property located at 25 Constitution Drive. [Map 170, Lot 038, Zoned I, HZO Article IX, Section 334-33 B (2), Wetland Conservation District.]
3. Case 170-038 (8/27/09; Rehearing 12/10/09): SNF Construction, P.O. Box 63, Salem, NH, requests a Wetland Special Exception to allow construction of a parking lot within 2,390 square feet of the wetland buffer and construction of a parking lot detention pond within 18,665 square feet of the wetlands, for property located at 25 Constitution Drive. [Map 170, Lot 038, Zoned I, HZO Article IX, Section 334-35 B (2), Wetland Conservation District.] [**Note:** The Zoning Board of Adjustment granted this request on 08/27/09; a rehearing has been requested by Century Park, LLC, a direct abutter, challenging that decision.]
4. Case 190-053: Edward Roy, 10 Porter Ave., Hudson, requests an Area Variance to allow expansion of an existing nonconforming structure, by permitting the construction of an addition within the front-yard setback. 30 foot front-yard setback required; 8.5-foot front-yard setback proposed. [Map 190, Lot 053, Zoned TR, HZO Article VIII, Section 334-29, Extension or enlargement of nonconforming uses.]

III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD (REQUEST FOR REHEARING)

1. Case 211-041: 49 Burns Hill Road

VI. OTHER BUSINESS

1. Review of the Hudson Zoning Board of Adjustment's Bylaws for possible updates

V. DISCUSSION OF ANY TOWN/STATE ACTIVITY OF INTEREST TO THE BOARD

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office