

MEETING AGENDA – July 22, 2010

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday July 22, 2010, in the Community Development Conference Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). 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. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. Case 190-187 (7/22/10): Manuel and Kathleen Sousa, 28 Lowell Road, Hudson, requests the following:
 - a. An Appeal from an Administrative Decision issued by the Zoning Administrator dated May 7, 2010, which states that a Special Exception is required for the height of the proposed cell tower (80-feet allowed, 120-feet proposed) for the property located at 28 Lowell Road, Hudson. [Map 190, Lot 187, Zoned B, HZO Article XVIII, Section 334-101 (C), Antenna and mast height.]
 - b. A Special Exception to allow the increase of the height for the proposed cell tower (80-feet allowed, 120-feet proposed) for the property located at 28 Lowell Road, Hudson. [Map 190, Lot 187, Zoned B, HZO Article XVIII, Section 334-101 (C), Antenna and mast height.]
 - c. A Variance to allow reduction of the fall zone limitation for the proposed free-standing cell tower for the property located at 28 Lowell Road, Hudson, from a linear distance equivalent to the height of the tower to a proposed distance of 27 feet. [Map 190, Lot 187, Zoned B, HZO Article XVIII, Section 334-102 (A), Fall zone calculation.]

II. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

III. OTHER BUSINESS

1. Case 204-011 (7/22/10, Request for a Rehearing): Tammy Williamson, 14 Pelham Road, Hudson, requests a Variance to allow the existing dwelling to become a two-family dwelling without the proper amount of acreage; 43,560 square feet required, 9,748.9 square feet exists. [Map 204, Lot 011, Zoned R-2, HZO Article VII, Section 334-27, Table of Minimum Dimensional Requirements.]

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

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office