



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman      Ben Nadeau, Selectmen Liaison

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### MEETING AGENDA – March 22, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday March 22, 2012, 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. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 217-005 (3/22/12, Deferred from 2/23/12): Alan and Theresa Boissonneault Living Trust, PO Box 2431, 1016 Yates Road, Oak Harbor, WA, requests a Variance for property located at 13 Mark Street, to allow access to the proposed lot without the proper frontage; 120 feet required, 50.49 feet proposed. [Map 217, Lot 005, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
2. Case 185-075 (3/22/12): Mary Ellen Banks, 19 Bear Path Lane, Hudson, requests an Accessory Living Unit to remain within the existing dwelling. [Map 185, Lot 075, Zoned G, HZO Article XIII, Section 334-73.3, Accessory Living Units.]
3. Case 118-003 (3/22/12): Scott and Ginella Cann, 32 Kienia Road, Hudson, request an Equitable Waiver to allow the existing dwelling that was constructed in 1976 to remain within the front-yard setbacks; 30-feet required, 28-feet remain. [Map 118, Lot 003, Zoned G-1, HZO Article VIII, Section 334-28, Nonconforming Uses, Structures and Lots.]

#### II. REVIEW OF MINUTES

1. January 26, 2012

#### III. OTHER

1. Discussion of Any Town/State Activity Of Interest To The Board

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William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office