



TOWN OF HUDSON

Zoning Board of Adjustment



Maryellen Davis, Chairman Thaddeus Luszey, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MEETING AGENDA – April 28, 2016

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday April 28, 2016, in the Community Development Paul Buxton Meeting 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 886-6008 OR TDD 886-6011.

The following items before the Board will be considered:

I. 6:30 PM ATTORNEY/CLIENT SESSION (Not open to the public)

II. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 199-004 (4-28-16): Don Dumont, 18 Hilindale Drive, Hudson, NH, requests the following for the proposed three unit condominium site plan located on Pelham Road, Hudson, NH:
 - a) A Variance to allow the frontage of the proposed site plan to have 82.48 feet, where a minimum of 150 feet is required. [Map 199, Lot 004, Zoned G; HZO Article VII §334-27, Table of Dimensional Requirements.]
 - b) A Variance to allow a single private common access way to the proposed three units, which would encroach both side setbacks. [Map 199, Lot 004, Zoned G; HZO Article XI §334-55, Road Standards.]
2. Case 247-090 (4-28-16): Ted & Melanie Benjamin, 6 Cherry Street, Hudson, NH, requests a Variance to allow a 12' x 18' shed to be placed within the rear-yard setback; 15-feet required, 5-feet proposed. [Map 247, Lot 090, Zoned TR; HZO Article VII §334-27, Table of Dimensional Requirements.]
3. Case 167-009 (4-28-16): Eversource Energy, 13 Legends Drive, Hooksett, NH, requests a Wetland Special Exception to access the proposed rebuild of the existing Y151 Transmission Line from the Eversource Power Street Substation located at 15 Power Street, Hudson, NH, to the National Grid ROW adjacent to McCrady Drive. The proposed project requires 970 sf of permanent Wetland impact, and 26,327 sf of temporary Wetland impact. In addition, the project requires 170 sf of permanent buffer impact, and 17,190 sf of temporary buffer impact. [Map 167, Lot 009, Zoned R-2, G-1, and G; HZO Article XIII §334-35, Uses within Wetland Conservation District.]
4. Case 198-168 (4-28-16): Ann Sheehan, 6 Cape Drive, Hudson, NH, requests a Variance to allow the construction of a 26' x 22' attached garage with above family room to encroach within 3-feet of the side-setback, where 15-feet is required. [Map 198, Lot 168, Zoned TR; HZO Article VII §334-27, Table of Dimensional Requirements.]

III. REVIEW OF MINUTES

- a. 03-24-16 Minutes

IV. REQUEST FOR REHEARING

V. OTHER

Bruce Buttrick, Zoning Administrator

Posted: Town Hall, Library, and Post Office