



TOWN OF HUDSON

Zoning Board of Adjustment

J. Bradford Seabury, Chairman Marilyn McGrath, Selectmen Liaison

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MEETING AGENDA – December 10, 2015

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday December 10, 2015, 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. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 105-017 (12-10-15) (Deferred from 11/12/15): Noury Investments, LLC, 17 Elnathans Way, Hollis, NH, requests a Wetland Special Exception for the proposed self-storage expansion located at 22 Brady Drive, Hudson, NH, to impact approximately 640 square feet of permanent wetland impact, 6,232 square feet of permanent wetland buffer impact to construct a 24' wide access driveway that will extend from the existing facility to the expansion, and 2,712 square feet of temporary wetland buffer impact to restore the previously permitted buffer impact. [Map 105, Lot 017, Zoned G-1; HZO Article XIII A §334-35, Uses within Wetland Conservation District.]
2. Case 156-060-001 (12/10/15): Grey Fox Realty, LLC, 40 Temple Street, Nashua, NH, requests the following for property located at Essex Street, Hudson:
 - a) An Appeal of a Zoning Administrative Decision issued by the Zoning Administrator dated 10-27-15, which states that a Variance from the Zoning Board will be required to build a single family dwelling in a Business (B) Zoning District, that the proposed lot does not meet the minimum lot area of 30,000 square feet, and that the proposed lot does not meet the minimum frontage requirement of 150 feet. [Map 156, Lot 060-001, Zoned B; HZO Article VIII §334-32, Nonconforming lots.]
 - b) A Variance to allow a single family dwelling to be built in a Business (B) Zoning District. [Map 156, Lot 060-001, Zoned B; HZO Article V §334-20 & §334-21, Table of Permitted Principal Uses.]
 - c) A Variance to allow the lot area of the proposed lot to have 7,624 square feet, where a minimum of 30,000 square feet is required. [Map 156, Lot 060-001, Zoned B; HZO Article VII §334-27, Table of Dimensional Requirements.]
 - d) A Variance to allow the frontage of the proposed lot to have 73.95 feet, where a minimum of 150 feet is required. [Map 156, Lot 060-001, Zoned B; HZO Article VII §334-27, Table of Dimensional Requirements.]

II. REVIEW OF MINUTES

11-12-15 Minutes

III. OTHER

1. Review and approval of 2016 meeting dates.
2. Discussion of any Town/State Activity of Interest to the Board.

Dave Hebert, Acting Zoning Administrator

Posted: Town Hall, Library, and Post Office