



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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### MEETING AGENDA – August 28, 2014

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday August 28, 2014, 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 128-007 & 008 (08-28-14): Leonard Vigeant, 5 Mockingbird Lane, Hudson, requests a Special Exception in accordance with the provisions of HZO Article IX, Section 334-35, to encroach into the designated wetlands approximately 3,458 square feet, and 25,915 sq. ft. of permanent wetland at 300 Webster Street [Map 128, Lots 7 & 8; Zoned R2; HZO Article IX, Section 334-35, Uses within Wetland Conservation District].
2. Case 186-20-4 & 24; 194-10; 195-001: Eagles Nest Estates, LLC, 21 Continental Boulevard, Merrimack, NH requests a Special Exception in accordance with HZO Article IX, Section 334-33, to impact the designated wetlands for Hawkview Subdivision in four different locations. Approximately 8,519 square feet of wetland area will be impacted. The construction of the roadway and associated stormwater management areas will impact wetland buffers. Specifically, a total of 161,639 sf of permanent wetland buffer impact is proposed at White Service Road & Kara's Crossing Drive [Map 186, Lot 20-4 & 24; Map 194, Lot 10 & Map 195, Lot 1; Zoned G-1; HZO Article IX, Section 334-33, Wetland Conservation District].
3. Case 198-173-000 (08-28-14): Leroy and Denise Thompson 140 Melendy Road, Hudson, request the following:
  - a. Case 198-173-000 (08-28-14) Deferred from 06-19-14: Leroy and Denise Thompson, 140 Melendy Road, Hudson, request a Home Occupation Special Exception in order to conduct art lessons out of the existing detached garage [Map 198/ Lot 173, Zoned G; HZO Article VI, Section 334-24].
  - b. Case 198-173-000 (08-28-14) – Equitable Waiver to allow the existing lower garage built close to the road before zoning regulations.

#### **II. REVIEW OF MINUTES**

#### **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