



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman      Ben Nadeau, Selectmen Liaison

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### MEETING AGENDA – May 22, 2014

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday May 22, 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 168-121-000 (05-22-14), Deferred from 03-27-14: H & B Berggren, LLC, 238 Central Street, Hudson, requests a Variance from the Hudson Zoning Ordinance, Article III of HTC Section 334.16.C.2.d in order to permit a conversion of existing space to two apartments with more than 750 sq. ft. per apartment and the continued business use on the second floor. [Map 168, Lot 121, Zoned R2; HZO Article 334-16C.2d Building Permits.]
2. Case 228-036-000 (05-22-14), Deferred from 04-24-14: Jose Kurchevski, 3 Ridgecrest Drive, Hudson, requests a Special Exception to allow an Accessory Living Unit (ALU) to be built in an existing converted garage on site, connected to the main house with a door into the main house [Map 228, Lot 036, Zoned R2; HZO Article XIII A, Section 334-73.3 Accessory Living Units.]
3. Case 127-008-000 (05-22-14): Douglas R. Cincotta, 47 Bockes Road, Hudson requests a Variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HTC Section 334-27 and 334-27.1C in order to permit the following change or use: The use of accessory storage structure (shed) to be placed to the front of the main building. [Map 127, Lot 008, Zoned G1.]
4. Case 144-021-000 (05-22-14): 4 Bockes Road, Land of Matarazzo Hudson Associates, Inc., 25 Main Street, Nashua, NH requests a Wetland Special Exception to allow the impact of 29,859 square feet for detention and treatment ponds and two minor impacts for road grading. A second area of 7,050 square feet for detention ponds in the wetland buffer, and a third area with two small areas of temporary buffer impact of 1,255 sq. ft. and 1,595 sq. ft for the installation of utility line below a wetland by horizontal boring. [Map 144, Lot 21, Zoned G1, HZO Article IX Section 334-33, Wetland Conservation District.]

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

1. April 24, 2014

#### **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