



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – January 23, 2014

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday January 23, 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 176-028 & 032 (01-23-14): Mario Plante, Trustee, 222 Central Street, Hudson, requests a Variance from the literal provisions of the Hudson Zoning Ordinance Article III of HTC Section 334.16.C.2.d in order to permit the following change or use: Allow conversion of existing space, to apartments with less than 750 sq. ft. [Map 176, Lots 028 & 032, Zoned B, HZO Article 334-16.C.2.d. Building Permits.]
2. Case 151-050-000 (01-23-14): David Dufour, 3 Raven Drive, Hudson, requests a Home Occupation Special Exception for property located at 3 Raven Drive to purchase and sell sporting arms and accessories via catalogue, internet, trade shows and by appointment only from the in-house office. The in-house office will not include a showroom open to the public. [Map 151, Lot 050, Zoned R-1, HZO Article VI, Section 334-24, Home Occupations.]

II. REVIEW OF MINUTES

1. October 24, 2013
2. December 12, 2013

III. OTHER

1. James & Sharon Gray, 6 Timothy Lane, Hudson – Request for Re-Hearing for Home Occupation Special Exception (Letter received on 12-16-13).
2. Appeal of Century Park, LLC – Tax Map 170-38/25 Constitution Drive. Reference letter dated 12-13-13 from Cleveland, Waters and Bass, P.A.
3. Appeal of ZBA Decision for Case 165-145 & 146 – Motion for Rehearing. [Reference letter dated 01-07-14 from Wadleigh, Starr & Peters, P.L.L.C.]
4. Discussion of any Town/State Activity of Interest to the Board.

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office