



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – December 12, 2013

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday December 12, 2013, 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 222-029-000 (12-12-13), Deferred from 10-24-13: Maiko Veilleux, 23 Wason Road, Hudson, requests an Accessory Living Unit (ALU) for an existing living unit in the basement that was established prior to the purchase of the house. They were unaware that it was illegal and now want to rectify that issue. [Map 222, Lot 029, Zoned G, HZO Article XIII A Section 334-73.8 Existing legal nonconforming and illegal accessory living units.]
2. Case 170-038-000 (12-12-13), Deferred from 10-24-13: Century Park, LLC, appealing party. This is an appeal pursuant to RSA 676:5, III of so much of the September 11, 2013 decision of the Town of Hudson Planning Board that has determined that the applicant, John W. Jamer/Unicorn Industrial Park (the "Applicant"), could construct a building within 50 feet of Hudson Park Drive, contrary to Section 334-27.2 of the Zoning Ordinance.
3. Case 174-136-000 (12-12-13): Steven A. Forkey, 18 Gloria Avenue, Hudson, requests an Accessory Living Unit (ALU) to be located within a proposed addition. [Map 174, Lot 136, Zoned TR, HZO Article XIII A, Section 334-73.3, Accessory Living Units.] Approximately 600 square feet of the addition is for the ALU.
4. Case 165-145 & 146 (12-12-13): Elcan and Associates, Inc., 3601 Spring Hill Business Park, Suite 201, Mobile, Alabama 36608, requests the following:
 - a) Wetland Special Exception to encroach into the wetland buffer for 20,670 sq. ft. and a permanent wetland impact of 2,636 sq. ft. for proposed access, drainage, swales, slope grading and other devices to control the volume and timing of stormwater runoff within the Wetland Conservation District, located at 66 & 68 Derry Street, Hudson. [Map 165, Lots 145 & 146, Zoned B, HZO Article IX, Section 334-35 B (2). Uses within Wetland Conservation District.]
 - b) A Variance to permit construction, loading and parking within the wetland buffer within the Wetland Conservation District. [Map 165, Lots 145 & 146, Zoned B, HZO Article IX, Section 334-35C].

II. REVIEW OF MINUTES

1. November 14, 2013

III. OTHER

1. Discussion of Any Town/State Activity Of Interest To The Board