



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – April 25, 2013

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday April 25, 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. Presentation by the Town Attorney concerning how the Town's zoning legal cases will be handled in the future.
2. Case 256-001 (4/25/13, Deferred from 2/28/13): Hudson Realty Trust, 22 Long Drive, Westborough Ma., requests a Variance to allow a mixed use of a convenience store on the first floor and a one-bedroom residence on the second floor for property located at 99 River Road, Hudson. [Map 256, Lot 001, Zoned G-1, HZO Article III, Section 334-10, Mixed or dual use of a lot.] **(The applicant has requested a withdrawal.)**
3. Case 182-011 (4/25/13): Domingo Rivera, 2 Chapin Street, Hudson, requests a Variance to allow the existing pool to remain within the rear-yard setbacks; 15-foot rear-yard setback required, 1.5-foot rear-yard setback exists. [Map 182, Lot 011, Zoned TR, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
4. Case 200-040-001 (4/25/13): Denise True, 81 Bush Hill Road, Hudson, requests a Home Occupation Special Exception for property located at 83 Bush Hill Road to allow a dog daycare to be conducted out of the existing dwelling. [Map 200, Lot 040-001, Zoned G-1, HZO Article VI, Section 334-24, Home occupations.]

II. REVIEW OF MINUTES

1. February 28, 2013

III. OTHER

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

Chairman, Hudson Zoning Board of Adjustment

Posted: Town Hall, Library, and Post Office