



TOWN OF HUDSON

Zoning Board of Adjustment

J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6000 • Fax: 603-594-1142

MEETING AGENDA – February 28, 2013

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday February 28, 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 200-040 (2/28/13): Denise True, 81 Bush Hill Road, Hudson requests the following:
 - a. An extension of an un-activated Variance (previously granted on February 25, 2010) to allow subdivision of one lot into two lots. One lot would be conforming, comprising 1.2 acres and containing 150 feet of frontage. The other lot would be non-conforming, comprising 4.5 acres and containing 36 feet of frontage, where 150 feet of frontage is required. [Map 200, Lot 040, Zoned General, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
 - b. An extension of an un-activated Wetland Special Exception (previously granted on February 25, 2010) to fill approximately 690 square feet of wetlands and approximately 3,250 square feet of wetland buffer to allow the driveway for the proposed 4.5-acre lot. [Map 200, Lot 040, Zoned General, HZO Article IX, Section 334-33, Wetland Conservation District.]
2. Case 161-040 (2/28/13): Town of Hudson, 12 School Street, Hudson requests a Wetland Special Exception to grade approximately 5,800 square feet of the wetland buffer and to construct the proposed retaining wall (4 to 10 foot in height by 125 feet in length) within the wetland buffer for property located at 9 Industrial Drive, Hudson. [Map 161, Lot 040, Zoned I, HZO Article IX, Section 334-35, Uses within Wetland Conservation District.]
3. Case 256-001 (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.]
4. Case 160-105 (2/28/13): William Tate, 72 Old Derry Road, Hudson requests the following for property located at 297 Central Street:
 - a. An extension of an un-activated Variance (previously granted April 20, 2011) to allow construction of five parking spaces, a loading space, dumpster pad and a shallow retaining wall within the Wetland Conservation District. [Map 160, Lot 105, Zoned I, HZO Article IX, Section 334-35, Uses within Wetland Conservation District.]
 - b. An extension of an un-activated Wetland Special Exception (previously granted April 20, 2011) to allow the impact of 10,300 square feet of the wetland buffer for construction of a storm water infiltration basin, tree box filter, five parking spaces, and a retaining wall. [Map 160, Lot 105, Zoned I, HZO Article IX, Section 334-33, Wetland Conservation District.]

II. REVIEW OF MINUTES

1. January 24, 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