



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman      Ben Nadeau, Selectmen Liaison

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### MEETING AGENDA – January 24, 2013

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday January 24, 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 182-056 (1/24/13): RPNT Properties, LLC, 22 Brady Drive, Hudson, requests the following for property located at 36 Central Street, Hudson:
  - a. A Variance to allow a mixed use of a chiropractic medial office on the first floor and a residence on the second floor. [Map 182, Lots 056, Zoned TR, HZO Article III, Section 334-10, Mixed or dual use on a lot.]
  - b. A Variance to allow a chiropractic medical office within the TR zoning district. [Map 182, Lots 056, Zoned TR, HZO Article V, Section 334-20, Allowed uses proved in tables.]
  - c. A Variance to allow a freestanding sign to be located within the TR zoning district. [Map 182, Lots 056, Zoned TR, HZO Article XII, Section 334-60, General Requirements.]
2. Case 203-090 (1/24/13): Roger and Louise Roy, 6 Tamarack Street, Hudson, requests the following:
  - a. A Variance to allow the proposed addition to be constructed within the front-yard setback; 30-foot required, 29-foot proposed. [Map 203, Lot 090, Zoned TR, HZO Article VII, Section 334-27 Table of Dimensional Requirements.]
  - b. An Accessory Living Unit to be located within the proposed addition. [Map 203, Lot 090, Zoned TR, HZO Article XIII A, Section 334-73.1, Accessory Living Units.]

#### II. REVIEW OF MINUTES

1. December 13, 2012

#### III. OTHER

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

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Chairman, Hudson Zoning Board of Adjustment

Posted: Town Hall, Library, and Post Office