



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman      Ben Nadeau, Selectmen Liaison

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### MEETING AGENDA – December 13, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday December 13, 2012, 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 145-015 (12/13/12): Pocomo Development, LLC, PO Box 642, Windham NH, requests the following for property located at 3 Sullivan Road, Hudson:
  - a. A Variance to allow residential use within the Industrial zoning district. [Map 145, Lots 015, Zoned Industrial, HZO Article V, Section 334-21, Table of Permitted Principal Uses.]
  - b. A Variance to allow the frontage of the proposed lot to have 50.04-feet, where 150-feet is required. [Map 145, Lots 015, Zoned Industrial, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
2. Case 258-011 (12/13/12): Joseph Dolan, 26 Schaeffer Circle, Hudson, requests a Home Occupation Special Exception to allow an automobile transport business to be conducted out of the dwelling. [Map 258, Lot 011, Zoned R-1, HZO Article VI, Section 334-24. Home Occupations.]
3. Case 216-002 (12/13/12): Fairview Nursing Home, 10605 Boca Pointe Drive, Orlando FL., requests a Variance for property located at 203 Lowell Road, Hudson, to allow a proposed expansion of the existing Nursing Home to be constructed within the front-yard setback, 41.47-feet proposed, 50-feet required. [Map 216, Lot 002, Zoned Business, HZO Article VII, Section 334-27, Table of Dimensional Requirements and Article VIII, Section 334-31, Alteration and expansion of nonconforming structures.]

#### II. REVIEW OF MINUTES

1. October 25, 2012
2. November 8, 2012

#### III. OTHER

1. Review and approval of 2013 meeting dates.
2. Discussion of Any Town/State Activity Of Interest To The Board

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William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office