



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman      Ben Nadeau, Selectmen Liaison

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### MEETING AGENDA – September 27, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday September 27, 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. 7:00 PM ATTORNEY CLIENT SESSION

#### II. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 204-020 (10/25/12, Deferred from 9/27/12): Scott Lambert, 10 Burns Hill Road, Hudson, requests the following:
  - a. An Equitable Waiver to allow the existing dwelling to remain with the front-yard setbacks. [Map 204, Lot 020, Zoned R-2, HZO Article VIII, Section 334-28, Nonconforming Uses, Structures and Lots.]
  - b. A Variance to allow the proposed 24' x 38' attached garage to be constructed within the front-yard setback, 26.4 feet proposed and construct a 8' x 18' farmer's porch within the front-yard setback, 30.2 feet proposed, where a 50 foot front-yard setback is required for both. [Map 204, Lot 020, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
2. Case 192-017 (10/25/12): Empire Homes, Inc., 17 Elnathans Way, Hollis, request an extension of an un-active Wetland Special Exception previously granted by the Zoning Board of Adjustment on April 28, 2011 to allow permanent impact of 7,910 square feet of the wetlands and 32,360 square feet of the wetland buffer for access to the upland portion of lot 17, together with temporary crossings for water utility lines involving 423 square feet of wetlands and 898 square feet of wetland buffer for property located at 68 Pelham Road, Hudson. [Map 192, Lot 017, Zoned G, HZO Article IX, Section 334-33, Wetland Conservation District.]
3. Case 177-006 (10/25/12): Dan and Denise Freeman, 44 Kimball Hill Road, Hudson, requests the following:
  - a. An Equitable Waiver to allow the existing dwelling to remain within the front-yard setbacks; 50-feet required, 23.7-feet exists. [Map 177, Lot 006, Zoned G, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
  - b. A Variance to allow the proposed attached garage to be constructed within the front- and side-yard setbacks; 50-foot front-yard setback required, 22.7-foot front-yard setback proposed and 15-foot side-yard setback required, 7.3-foot side-yard setback proposed. [Map 177, Lot 006, Zoned G, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
  - c. A Wetland Special Exception to allow the proposed attached garage to be constructed within the 50-foot wetland buffer. [Map 177, Lot 006, Zoned G, HZO Article IX, Section 334-33, Wetland Conservation District.]
4. Case 101-017 (10/25/12): SMT Tracey Lane Holdings, LLC, 3 Tracey Lane, Hudson, requests an Appeal from an Administrative Decision issued by the Zoning Administrator dated August 22, 2012, which stated that the pick-up truck parked on Tracey Lane near the intersection of Route 102, with a magnetic sign on its sides advertising "guns" is not in violation of the Hudson Zoning Ordinance. [Map 101, Lot 017, Zoned B, HZO Article XII, Section 334-58B (13), Signs, Permit required; exemptions.]

5. Case 204-064 (10/25/12): James Porter, Sr., 15 Burns Hill Road, Hudson, requests a Variance to allow the proposed farmer's porch to be constructed within the front-yard setback; 50-feet required, 46-feet proposed. [Map 204, Lot 064, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

### **III. REVIEW OF MINUTES**

1. September 27, 2012

### **IV. OTHER**

1. 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