



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – April 26, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday April 26, 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 199-009 (4/26/12, Rehearing): Robert N. Dumont, 60 Pelham Road, Hudson, request a Home Occupation Special Exception to allow the sale of firearms within the existing home. [Map 199, Lot 009, Zoned G, HZO Article VI, Section 334-24, Home occupations.]
2. Case 216-001 & 002 (4/26/12): Merrimac Real Estate Investors, 10605 Boca Pointe Drive, Orlando Fl., requests the following for property located at 203 and 205 Lowell Road, Hudson:
 - a. An extension of an un-activated Variance previously granted by the Zoning Board of Adjustment on October 22, 2009, to allow construction of a building and parking lot within 763 square feet of the wetland and 20,979 square feet of the wetland buffer. [Map 216, Lot 001 & 002, Zoned B, HZO Article IX, Section 334-33, Wetland Conservation District.]
 - b. An extension of an un-activated Wetland Special Exception previously granted by the Zoning Board of Adjustment on October 22, 2009, to allow construction of a building and parking lot within 763 square feet of the wetland and 20,979 square feet of the wetland buffer. [Map 216, Lot 001 & 002, Zoned B, HZO Article IX, Section 334-33, Wetland Conservation District.]
 - c. An extension of an un-activated Variance previously granted by the Zoning Board of Adjustment on March 25, 2010, to allow expansion of an existing nonconforming structure within the front-yard setback, 50 feet required, 45.02 feet proposed. [Map 216, Lot 001 & 002, Zoned B, HZO Article VII, Section 334-27, Table of Dimensional Requirements and Article VIII, Section 334-31, Alteration and expansion of nonconforming structures.]
3. Case 161-020 (4/6/12): Donald N. Simard, 72 Windham Road, Hudson, requests an Appeal from an Administrative Decision for property located at 74 Windham Road, Hudson, issued by the Zoning Administrator dated March 7, 2012, which states the existing dwelling is only approved for a two-family dwelling not a multifamily dwelling, site plan approval is needed. [Map 161, Lot 020, Zoned G-1, HZO Article III, Section 334-16.1, Site plan approval and Article VII, Section 334-27, Table of Dimensional Requirements.]

II. REVIEW OF MINUTES

1. February 23, 2012
2. March 22, 2012

III. REQUEST FOR REHEARING

1. Case 217-005 - 13 Mark Street, Hudson NH

IV. OTHER

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

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office