



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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### MEETING AGENDA – February 23, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday February 23, 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 217-005 (2/23/12, Deferred from 1/26/12): Alan and Theresa Boissonneault Living Trust, PO Box 2431, 1016 Yates Road, Oak Harbor, WA, requests a Variance for property located at 13 Mark Street, to allow access to the proposed lot without the proper frontage; 120 feet required, 50.49 feet proposed. [Map 217, Lot 005, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
2. Case 182-125 (2/23/12): Hudson Library Street Assoc., LLC., 253 Main Street, Nashua, requests an Appeal from an Administrative Decision issued by the Zoning Administrator dated January 4, 2012, which stated that the property located at 39 Library Street is in violation of the Hudson Zoning Ordinance; the property is a commercial property being used as residential without the appropriate approvals. [Map 182, Lot 125, Zoned TR, HZO Article III, Section 334-16, Building permits, Section 334-16 C, Conditions of issuance, and Section 334-16.1, Site plan approval.]
3. Case 221-002 (2/23/12): Danville Realty, LLC., 32 Executive Drive, Hudson, request a Variance for the property located at 25 Flagstone Drive to allow construction of an addition within the front-yard setbacks. 50-feet required, 41.2-feet proposed. [Map 221, Lot 002, Zoned I, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
4. Case 199-009 (2/23/12): 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.]

#### II. REVIEW OF MINUTES

#### III. REORGANIZATION OF THE BOARD

#### 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