



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – January 26, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday January 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 217-005 (1/26/2012, Deferred from 11/10/11): 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 191-133 (1/26/12, Deferred from 12/8/11): Norman Boyer, 65 Plateau Ridge Road, Loudon, requests a Variance for property located at 7 Bay Street, to allow the existing nonconforming single-family dwelling to be replaced with a two-family dwelling, which is not an allowed use within the Business zoning district. The proposed two-family dwelling will conform to all setbacks. [Map 191, Lot 133, Zoned B, HZO Article VIII, Section 334-29, Extension or enlargement of nonconforming uses and Section 334-30, Changes to or discontinuance of nonconforming uses.]
3. Case 157-035 (1/26/12): Charles and Rita Boucher, 9 Wagner Way, Hudson, request an Accessory Living Unit (ALU), granted to previous owner in October 2009, to remain within the existing dwelling... [Map 157, Lot 035, Zoned R-1, HZO Article XIII A, Section 334-73.1, Accessory Living Units.]

II. REVIEW OF MINUTES

1. Review of minutes for the meeting of November 10, 2011
2. Review of minutes for the meeting of December 8, 2011

III. REORGANIZATION OF THE BOARD

1. Election of Officers

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