



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – December 8, 2011

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday December 8, 2011, 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 133-035 (12/8/11): Louis and Suzanne Muttly, 17 Pinewood Road, Hudson, requests the following:
 - a. A Variance to allow the existing 14' x 20' screen porch to be located 12.9 feet into the side-yard setback, were 15 feet is required. [Map 133, Lot 035, Zoned R-1, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
 - b. A Variance to allow the existing 15' x 24' above ground pool and 8 foot deck to be located 8 feet into the side-yard setback, were 15 feet is required. [Map 133, Lot 035, Zoned R-1, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
2. Case 191-133 (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 V, Section 334-21, Table of Permitted Principal Uses.]

II. OTHER

1. Review of minutes for the meeting of October 27, 2011
2. Review and approval of 2012 meeting dates
3. Discussion of Any Town/State Activity Of Interest To The Board

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office