



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – May 26, 2011

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday May 26, 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 HEARING FOR PROPOSED AMENDMENT OF ZBA BYLAWS (HTC §143)

For the past year and a half, the members of the Zoning Board of Adjustment have been discussing proposed revisions of the Board's bylaws, mostly involving rearrangement of the existing regulations for clarity, together with some updating in response to changes of applicable New Hampshire Statutes by the State Legislature since the last revision of the bylaws. This will be the second of two public hearings for the purpose of ratifying the proposed amendments. A copy of the proposed version of the bylaws is available for inspection at the Community Development Department office at Town Hall.

II. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 150-008-001 (5/26/11): Frederick R. Greaves, 6A Sunshine Drive, Hudson, requests a Variance to allow a shed to be placed to the front of the main building. [Map 150, Lot 008-001, Zoned G, HZO Article VII, Section 334-27.1C, General Requirements.]
2. Case 210-006 (5/26/11): Jay and Michelle Shattuck, 175 Lowell Road, Hudson, request a Variance to allow the installation of an electronic changing sign that will be less than 200 feet from a residential dwelling. [Map 210, Lot 006, Zoned B, HZO Article XII, Section 334-64, Freestanding business and industrial signs.]
3. Case 223-039 (5/26/11): John and Kathleen Greenleaf, 14 Tanglewood Way, Merrimack, requests an extension of an un-activated Variance previously granted by the Zoning Board of Adjustment on May 27, 2010, to allow construction of a single-family dwelling on property located at 5 Gregory Street, Hudson, without the required amount of frontage. 150 feet of frontage required, 25.70 feet of frontage proposed. [Map 223, Lot 39, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

III. OTHER

1. Review of minutes for meeting of March 24, 2011.
2. Review of minutes for meeting of April 28, 2011.
3. Discussion of Any Town/State Activity Of Interest To The Board

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office