



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – April 28, 2011

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday April 28, 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 185-007 (4/28/11): Brian Lachance, 6 Flying Rock Road, Hudson, requests a Wetland Special Exception to fill in five square feet of the wetland buffer. [Map 185, Lot 007, Zoned G, HZO Article IX, Section 334-33, Wetland Conservation District.]
2. Case 192-017 (4/28/11): Empire Homes, Inc., 17 Elnathans Way, Hollis, request a Wetland Special Exception to allow permanent impact of 7,910 square feet of the wetlands and 32,360 square feet of the wetland buffer for access to the upland portion of lot 17, together with temporary crossings for water utility lines involving 423 square feet of wetlands and 898 square feet of wetland buffer for property located at 68 Pelham Road, Hudson. [Map 192, Lot 017, Zoned G, HZO Article IX, Section 334-33, Wetland Conservation District.]
3. Case 160-105 (4/28/11): William Tate, 72 Old Derry Road, Hudson requests the following for property located at 297 Central Street:
 - a. A Variance to allow construction of five parking spaces, a loading space, dumpster pad and a shallow retaining wall within the Wetland Conservation District. [Map 160, Lot 105, Zoned I, HZO Article IX, Section 334-35, Uses within Wetland Conservation District.]
 - b. A Wetland Special Exception to allow the impact of 10,300 square feet of the wetland buffer for construction of a storm water infiltration basin, tree box filter, five parking spaces and a retaining wall. [Map 160, Lot 105, Zoned I, HZO Article IX, Section 334-33, Wetland Conservation District.]

III. OTHER

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

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office