

## MEETING AGENDA – February 25, 2010

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday February 25, 2010, in the Community Development Conference Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The meeting will begin at 7:00 PM for the purpose of reviewing minutes of past meetings; 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. **7:00 PM** APPROVAL OF MEETING MINUTES

1. January 14, 2010

### II. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. Case 200-40 (2/25/10, Deferred from 1/28/10): Denise True, 81 Bush Hill Road, Hudson requests the following:
  - A. An extension of an un-activated Area Variance to allow subdivision of one lot into two lots. One lot would be conforming, comprising 1.2 acres and containing 150 feet of frontage. The other lot would be non-conforming, comprising 4.5 acres and containing 36 feet of frontage, where 150 feet of frontage is required. [Map 200, Lot 40, Zoned General, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
  - B. An extension of an un-activated Wetland Special Exception to fill approximately 690 square feet of wetlands and approximately 3,250 square feet of wetland buffer to allow the driveway for the proposed 4.5 acre lot. [Map 200, Lot 40, Zoned General, HZO Article IX, Section 334-33, Wetland Conservation District.]
2. Case 154-016 (2/25/10): Mike Lashua, 12 Hartson Circle, Hudson, requests an Appeal from an Administrative Decision issued by the Zoning Administrator, dated November 30, 2009, which states there are no zoning violations at the property located at 10 Hartson Circle, Hudson. [Map 154, Lot 016, Zoned R-1, HZO Article VII, Section 334-27.1, General Requirements.]
3. Case 154-014 (2/25/10): Mike Lashua, 12 Hartson Circle, Hudson, requests an Appeal from an Administrative Decision issued by the Zoning Administrator, dated November 30, 2009, which states there are no zoning violations at the property located at 14 Hartson Circle, Hudson. [Map 154, Lot 014, Zoned R-1, HZO Article III, Section 334-16, Building permits.]
4. Case 165-029 (2/25/10): Elizabeth S. Ellison, 20 Campbello Street, Hudson, requests an Accessory Living Unit within the existing addition to be occupied by a family member. [Map 165, Lot 029, Zoned R-2, HZO Article XIII A, Section 334-73.1, Accessory Living Units.]

### III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

### VI. OTHER BUSINESS

### V. 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