

## MEETING AGENDA – October 29, 2009

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday October 29, 2009, 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. August 27, 2009
  2. September 24, 2009
  3. October 8, 2009
  
- II. **7:30 PM PUBLIC HEARING FOR SCHEDULED APPLICATIONS**
  1. Case 109-003 (10/29/09): Edward Pepin, 3 Page Road, Hudson, requests an Equitable Waiver to allow the existing dwelling to remain within the front-yard setback; 30-feet required, 23-feet exist. [Map 109, Lot 003, Zoned G-1, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
  2. Case 109-002 and 003 (10/29/09): Winnie Shephard, 5 Page Road, Hudson, and Edward Pepin, 3 Page Road, Hudson requests an Area Variance to allow a lot line relocation without the proper lot size. Both properties are located within the G-1 zoning district, which requires 87,120 square feet per lot; lot 002 will consist of 76,373 square feet and lot 003 will consist of 48,350 square feet [Map 109, Lots 002 and 003, Zoned G-1, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
  3. Case 183-012 (10/29/09): Wendy D. Goddard and Betty L. Noel, 67 Scobie Pond Road, Derry requests an Area Variance to allow the proposed subdivision of one lot into two lots. One lot would be conforming with 10,000 square feet; the second lot would be nonconforming consisting of 8,595 square feet, where 10,000 square feet is required for property located at 5 Noel Street, Hudson. [Map 183, Lot 012, Zoned TR, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
  
- III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD
  1. 170-038 25 Constitution Drive (Request for Rehearing)
  
- IV. OTHER BUSINESS
  1. Discussion of possible changes to Bylaws
  
- 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