

MEETING AGENDA – October 22, 2009

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday October 22, 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. September 24, 2009

II. **7:30 PM** PUBLIC HEARING FOR SCHEDULED APPLICATIONS

1. Case 190-033 (10/22/09; Deferred from 10/8/09): Raymond A. Ricard, 22 Riverside Ave., Hudson, requests an Area Variance to allow expansion of an existing nonconforming structure, by permitting the construction of a farmer's porch within the front and side-yard setbacks. 30 foot front-yard setback required, 16.8-feet proposed, 15 foot side-yard setback required, 4-feet proposed. [Map 190, Lot 030, Zoned TR, HZO Article VIII, Section 334-29, Extension or enlargement of nonconforming uses.]
2. Case 160-105 (10/22/09; Deferred from 9/24/09): William Tate, 72 Old Derry Road, Hudson, requests the following:
 - A. A Use Variance to allow construction of a parking lot and drainage structures within 10,635 square feet of the wetland buffer for property located at 297 Central Street, Hudson. [Map 160, Lot 105, Zoned I, HZO Article IX, Section 334-35, Uses within Wetland Conservation District.]
 - B. A Wetland Special Exception to allow construction of a parking lot and drainage structures within 10,635 square feet of the wetland buffer for property located at 297 Central Street, Hudson. [Map 160, Lot 105, Zoned I, HZO Article IX, Section 334-33, Wetland Conservation District.]
3. Case 216-001 and 002 (10/22/09; Deferred from 9/24/09): Merrimac Real Estate Investors, PO Box 4251, Cleveland, OH, requests the following:
 - A. A Use Variance to allow construction of a building and parking lot within 763 square feet of the wetland and 20,979 square feet of the wetland buffer for property located at 203 and 205 Lowell Road, Hudson. [Map 216, Lots 001 and 002, Zoned B, HZO Article IX, Section 334-33, Wetland Conservation District.]
 - B. A Wetland Special Exception to allow construction of a building and parking lot within 763 square feet of the wetland and 20,979 square feet of the wetland buffer for property located at 203 and 205 Lowell Road, Hudson. [Map 216, Lots 001 and 002, Zoned B, HZO Article IX, Section 334-33, Wetland Conservation District.]

III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD (REQUEST FOR REHEARING)

1. Case 211-041: 49 Burns Hill Road

IV. OTHER BUSINESS

1. Discussion of possible changes to By-Laws

V. DISCUSSION OF ANY TOWN/STATE ACTIVITY OF INTEREST TO THE BOARD

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office