

## MEETING AGENDA – October 8, 2009

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday October 8, 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
- II. **7:30 PM** PUBLIC HEARING FOR SCHEDULED APPLICATIONS
  1. Case 190-030 (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 147-026 (10/8/09): John O'Brien, 8 Derry Lane, Hudson, requests the following:
    - A. A Wetland Special Exception to allow grading in the 50-foot wetland buffer as permanent encroachment into the buffer. [Map 174, Lots 026, Zoned R-1, HZO Article IX, Section 334-33, Wetland Conservation District.]
    - B. A Use Variance to allow a steel shipping container to remain within the 50-foot wetland buffer. [Map 174, Lots 026, Zoned R-1, HZO Article IX, Section 334-35, Uses within Wetland Conservation District.]
  3. Case 157-035 (10/8/09): John Plichta, 9 Wagner Way, Hudson, requests an Accessory Living Unit to remain within the existing dwelling; previously granted September 25, 1997. [Map 157, Lots 035, Zoned R-1, HZO Article XIII A, Section 334-73.1, Accessory Living Units.]
- III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD (REQUEST FOR REHEARINGS)
  1. Case 211-041 49 Burns Hill Road
  2. Case 170-038 25 Constitution Drive
- IV. OTHER BUSINESS
  1. Discussion of possible changes to By-Laws
- 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