

MEETING AGENDA – September 24, 2009

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday September 24, 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 non-public Attorney/client session; the public hearings for applications will begin at 8:00 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 NON-PUBLIC ATTORNEY/CLIENT SESSION**

II. **8:00 PM PUBLIC HEARING FOR SCHEDULED APPLICATIONS**

1. Case 160-105 (9/24/09): William Tate, 72 Old Derry Road, Hudson, requests 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.]
2. Case 216-001 and 002 (9/24/09): Merrimac Real Estate Investors, PO Box 4251, Cleveland, OH, requests 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.]
3. Case 173-007 and 008 (9/24/09): Susanne Lindquist, Trustee, 44 Webster Street, requests the following:
 - A. An extension of an un-activated Use Variance to allow residential uses of four proposed building lots within the Business zoning district for property located at 50 and 58 Webster Street, Hudson. [Map 173, Lots 007 and 008, Zoned Business and Town Residence, HZO Article V, Section 334-21, Table of Permitted Principal Uses.]
 - B. An extension of an un-activated Area Variance for the proposed creation of four residential building lots within the Business zoning district to have dimensional deficiencies of less than 150-feet of frontage for proposed lots 1, 2 & 4 and less than 30,000 square feet of buildable area within proposed lots 1, 2 & 4 for property located at 50 & 58 Webster Street, Hudson. Proposed buildable area of lot 1 is 15,924 square feet with 90-feet of frontage, lot 2 is 25,157 square feet with 120.58-feet of frontage, and lot 4 is 19,052 square feet with 95.04-feet of frontage. [Map 173, Lots 007 and 008, Zoned Business and Town Residence, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
4. Case 134-025 (9/24/09): Eric Van Singel, Indymac Mortgage Services, One West Bank, 2900 Esperanza Crossing, Third Floor, Austin TX., requests the following:
 - A. An Equitable Waiver to allow the existing 2,766 square-foot dwelling to remain for property located at 35 Hazelwood Road, Hudson. A variance granted in 1994 stipulated that the house shall be limited to two bedrooms and a maximum of 1,000 square feet of living space excluding garage and porches; this request asks that the excessive as-built size be allowed with a provision that occupancy shall be limited to a maximum of four residents. [Map 134, Lots 025, Zoned R-1, HZO Article VII, Section 334-29, Extension or enlargement of nonconforming uses.]
 - B. A Use Variance to change the previously granted variance, which had a stipulation that the house on property located at 35 Hazelwood Road, Hudson shall be limited to two bedrooms and a maximum of 1,000 square feet of living space excluding garage and porches, to allow the existing 2,766 square-foot dwelling with a provision that occupancy shall be limited to a maximum of four residents. [Map 134, Lots 025, Zoned R-1, HZO Article VII, Section 334-29, Extension or enlargement of nonconforming uses.]

- III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD
- 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