

MEETING AGENDA – August 27, 2009

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday August 27, 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. June 25, 2009
2. July 23, 2009

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

1. Case 211-041 (8/27/09): Pete Radziewicz, 49 Burns Hill Road, Hudson, requests an Area Variance to allow a fence greater than 6-feet in height to remain on the property. [Map 211, Lot 041, Zoned R-1, HZO Article III, Section 334-12 (C), Fences and similar enclosures.]
2. Case 131-005 (8/27/09): William Smallwood, 20 Old Derry Road, Hudson, requests a Home Occupation Special Exception to allow a landscape business to be conducted out of the existing garage and a Use Variance to allow the employment of non-resident employees. [Map 131, Lot 005, Zoned G, HZO Article VI, Section 334-24, Home occupations.]
3. Case 110-39 (8/27/09): Steven L. Chasse, 8 Christine Drive, Hudson, requests an extension of an un-activated Use Variance previously granted by the Zoning Board of Adjustment on March 27, 2008, to allow expansion of an existing non-conforming (manufacturing) use. [Map 110, Lot 39, Zoned Business, HZO Article VII, Section 334-29, Expansion or enlargement of non-conforming uses.]
4. Case 110-37 & 38 (8/27/09): B & D Land Development, 70 Old Derry Road, Hudson, requests an extension of an un-activated Use Variance previously granted by the Zoning Board of Adjustment on March 27, 2008, for lot 38 to permit a proposed 12,000 square foot manufacturing/bulk storage building in the Business zoning district. Manufacturing is not a permitted use in the Business zoning district. Lot 37 will contain parking for the manufacturing/bulk storage use taking place on lot 38. Property located at 10 & 14 Christine Drive. [Map 110, Lots 37 & 38, Zoned B, HZO Article V, Section 334-21, Table of Permitted Principal Uses.]
5. Case 170-038 (8/27/09): SNF Construction, PO Box 63, Salem, requests a Wetland Special Exception to allow construction of a parking lot within 2,390 square feet of the wetland buffer and construction of a parking lot detention pond within 18,665 square feet of the wetlands, for property located at 25 Constitution Drive. [Map 170, Lot 038, Zoned I, HZO, Article IX, Section 334-33, Wetland Conservation District.]

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