

MEETING AGENDA – June 25, 2009

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday June 25, 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. April 23, 2009

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

1. Case 173-012, 015, and 016 (6/25/09): Tolles Riverside, LLC, 170 Bridge Street, Manchester, requests a Use Variance to allow commercial and industrial uses within the Town Residence (TR) zoning district for property located at 4, 10, and 14 Tolles Street. [Map 173, Lots 012, 015, and 016, Zoned TR, HZO Article V, Section 334-20 (D) and (E), Table of Permitted Uses.]
2. Case 228-004 (6/25/09): WD Partners, c/o Jeff Jacobs, 7007 Discovery Blvd., Dublin, OH, requests a Use Variance to allow three additional signs on the gas station canopy for property located at 7 Wal-Mart Blvd., Hudson. [Map 228, Lot 004, Zoned B, HZO Article XIII, Section 334-63, Business and industrial building signs.]
3. Case 175-019 (6/25/09): Chris Floyd, 78 Highland Street, Hudson, requests a Use Variance to allow a landscape business within the TR zoning district and to allow a mixed use on the property. [Map 175, Lot 009, Zoned TR, HZO Article V, Section 334-20, Permitted Uses and Section 334-10, Mixed or dual use on a lot.]
4. Case 201-003, 206-032, 207-003, 004, 005, 007, 008, 213-001 (6/25/09): Michael and Rebecca Jarry, 143 Bush Hill Road, Hudson, requests a Wetland Special Exception to allow 7,180 square feet of wetland impact for construction of a proposed road, 1,762 square feet of wetland impact for construction of a driveway for proposed lot 4-10, Map 207, a 5-foot walkway adjacent to the proposed driveway, and 67,733 square feet of permanent wetland buffer impact for the construction of the proposed road, storm water detention basins, storm water treatment swales, and access to proposed lots 4-10 and 4-2. Properties located at 113, 123, 131, 143, 143R, and 145 Bush Hill Road and 157 Wason Road. [Map 201, Lot 003, Map 206, Lot 032, Map 207, Lot 003,004,005,007,008, Map 213, Lot 001, Zoned G-1, HZO Article IX, Section 334-35 (B) and (C), Uses within Wetland Conservation District.]

III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

IV. OTHER BUSINESS

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

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office