

## MEETING AGENDA – July 24, 2008

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday July 24, 2008, 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 7:30 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. **7:30 PM PUBLIC HEARING FOR SCHEDULED APPLICATIONS**

1. Case 150-14 (7/24/08, Deferred from 6/26/08): Sunset Rock, LLC, 1471 Methuen Street, Dracut, Ma., requests a Wetland Special Exception to allow the contractor's existing gravel driveway, parking and outside storage area to remain within the wetland buffer for property located at 24 Barretts Hill Road, Hudson. [Map 150, Lot 14, Zoned G-1, HZO Article IX, Sections 334-33, Wetland Conservation District.]
2. Case 175-48 (7/24/08): John Lauziere, 5 Canna Path, Hudson, requests an Area Variance to allow construction of a carport within the side-, rear-, and front-yard setbacks. The proposed carport would be set back 18.4 feet from Canna Path, where 30 feet is required. Additionally the rear setback is proposed for zero feet where 15 feet is required. [Map 175, Lot 48, Zoned B, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
3. Case 174-222 (7/24/08): Rachel Colburn, 56 School Street, Hudson, requests an Area Variance to allow a 15-foot above ground swimming pool to be placed within the side-yard setback. 15 feet required, 5 feet proposed. [Map 174, Lot 222, Zoned TR, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
4. Case 217-33 & 37 (7/24/08): Todd and Allyson Graham, 67 Burns Hill Road, Hudson, request a Wetland Special Exception to allow a temporary wetland buffer impact of 887 square feet, a permanent wetland buffer impact of 12,928 square feet, and a permanent wetland impact of 2,442 square feet for a proposed 11-lot subdivision located at 7 Mark Street and 67 Burns Hill Road. [Map 217, Lots 33 & 37, Zoned R-2, HZO Article IX, Section 334-33, Wetland Conservation District.]
5. Case 165-17 (7/24/08): Robin Nazarian, 4 Gambia Street, Hudson, requests an Area Variance to allow a 24-foot above ground swimming pool to be placed within the side and rear-yard setbacks. 15-foot side- and rear-yard setbacks required, 7-foot and 9-foot side- and rear-yard setbacks proposed. [Map 165, Lot 17, Zoned TR, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

- II. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD
- III. OTHER BUSINESS
- IV. DISCUSSION OF ANY TOWN/STATE ACTIVITY OF INTEREST TO THE BOARD

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Sean T. Sullivan, Director of Community Development

Posted: Town Hall, Library, and Post Office