

MEETING AGENDA – June 26, 2008

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday June 26, 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 7:00 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. May 22, 2008
- II. 7:30 PM PUBLIC HEARING FOR SCHEDULED APPLICATIONS
 1. Case 150-14 (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 175-84 (6/26/08): Nicholas P. Dionne, 8 State Street, Hudson, requests the following:
 - A. An Equitable Waiver to allow the existing garage to remain within the side-yard setback. 15 feet required, 14.4 feet and 14.2 feet exist. [Map 175, Lot 84, Zoned B, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
 - B. An Area Variance to allow construction of a farmers porch within the front-yard setback. 30 feet required, 24.4 feet proposed. [Map 175, Lot 84, Zoned B, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
 3. Case 106-22 (6/26/08): Michelle & Stephen Burke, 9 Jessica Lane, Hudson, request a Use Variance to allow a 24 foot above ground swimming pool to be placed within the 50 foot wetland buffer. 50 foot buffer required, 15 foot buffer proposed. [Map 106, Lot 22, Zoned G-1, HZO Article IX, Section 334-35, Wetland Conservation District.]
- III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD
- IV. OTHER BUSINESS (REQUEST FOR REHEARING)
- V. DISCUSSION OF ANY TOWN/STATE ACTIVITY OF INTEREST TO THE BOARD

Sean T. Sullivan, Director of Community Development

Posted: Town Hall, Library, and Post Office