

## MEETING AGENDA – May 22, 2008

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday May 22, 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. March 27, 2008
2. April 10, 2008

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

1. Case 192-6 (5/22/08): Robert & Carol Iannaco, 7 Hilindale Drive, Hudson, requests an Area Variance to allow construction of a garage within the side-yard setback, 15 feet required, 2-feet proposed. [Map 192, Lot 6, Zoned G, HZO Article VII, Sections 334-27, Table of Dimensional Requirements.]
2. Case 223-39 (5/22/08): John Greenleaf, 14 Tanglewood Road, Merrimack, requests an extension of an Area Variance previously granted by the Zoning Board of Adjustment on June 28, 2007 to allow construction of a single-family dwelling on property located at 5 Gregory Street, Hudson, without the required amount of frontage. 150 feet of frontage required, 25.70 feet of frontage proposed. [Map 223, Lots 39, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
3. Case 173-7&8 (5/22/08): Susanne Lindquist, Trustee, 44 Webster Street, requests the following:
  - A. A Use Variance to allow residential uses of four proposed building lots within the Business zoning district for property located at 50 & 58 Webster Street, Hudson. [Map 173, Lots 7 & 8, Zoned Business and Town Residence, HZO Article V, Section 334-21, Table of Permitted Principal Uses.]
  - B. An 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 7 & 8, Zoned Business and Town Residence, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

- 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

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Sean T. Sullivan, Director of Community Development

Posted: Town Hall, Library, and Post Office