

## MEETING AGENDA – April 10, 2008

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday April 10, 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. January 24, 2008
2. January 31, 2008
3. February 14, 2008
4. February 28, 2008

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

1. Case 221-8 (4/10/08, Deferred from 2/28/08): 1987 Nash-Tamposi Limited Partnership, 20 Trafalgar Squire, Suite 602, Nashua, requests an Appeal from an Administrative Decision issued by the Community Development Director dated December 3, 2007, which requires that both Site Plan Approval and a Conditional Use Permit be obtained from the Planning Board prior to installation of additional antennae at property located at 24 Flagstone Drive. [Map 221, Lot 8, Zoned Industrial, HZO Article XVIII, Sections 334-93, 334-95 E, 334-96.1 & 2, Commercial Wireless Telecommunication, Radio Service and Receive-Only Facilities.]
2. Case 192-17 (4/10/08): Empire Homes, Inc., 17 Elnathans Way, Hollis, requests a Wetland Special Exception to allow three permanent wetland crossings to access the upland portion of Lot 17 and to bring the necessary utilities to the proposed units. Approximately 8,200 square feet total wetland impact and approximately 32,126 square feet total buffer impact. Also two temporary crossings to bring water to the site. Approximately 595 square feet total wetland impact and approximately 3,981 square feet total buffer impact for property located at 68 Pelham Road, Hudson. [Map 192, Lots 17, Zoned G, HZO Article IX, Section 334-33, Wetland Conservation District.]
3. Case 222-16 (4/10/08): The Sign Center, 40 Orchard Street, Haverhill, Ma., on behalf of Burger King Corporation of Miami Florida requests a Use Variance to allow a second wall sign for property located at 219 Lowell Road, Hudson. [Map 222, Lot 16, Zoned Business, HZO Article XII, Section 334-63, Business and Industrial building signs.]

4. Case 200-40 (4/10/08): Denise True, 81 Bush Hill Road, Hudson requests the following:
  - A. An Area Variance to allow subdivision of one lot into two lots. One lot would be conforming, comprising 1.2 acres and containing 150 feet of frontage. The other lot would be non-conforming, comprising 4.5 acres and containing 36 feet of frontage, where 150 feet of frontage is required. [Map 200, Lot 40, Zoned General, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
  - B. A Wetland Special Exception to fill approximately 690 square feet of wetlands and approximately 3,250 square feet of wetland buffer to allow the driveway for the proposed 4.5 acre lot. [Map 200, Lot 40, Zoned General, HZO Article IX, Section 334-33, 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

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Sean T. Sullivan, Director of Community Development

Posted: Town Hall, Library, and Post Office