

## MEETING AGENDA – March 27, 2008

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday March 27, 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 17, 2008
2. January 24, 2008
3. January 31, 2008
4. February 14, 2008

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

1. Case 110-39 (3/27/08): Steven L. Chasse, 8 Christine Drive, Hudson, requests a Use Variance to allow expansion of an existing non-conforming (manufacturing) use. [Map 110, Lot 39, Zoned Business, HZO Article VII, Sections 334-29, Expansion or enlargement of non-conforming uses.]
2. Case 110-37 & 38 (3/27/08): B & D Land Development, 70 Old Derry Road, Hudson, requests a Use Variance for lot 38 to permit a proposed 12,000 square foot manufacturing/bulk storage building in the Business zoning district. Manufacturing is not a permitted use in the Business zoning district. Lot 37 will contain parking for the manufacturing/bulk storage use taking place on lot 38. Property located at 10 & 14 Christine Drive. [Map 110, Lots 37 & 38, Zoned B, HZO Article V, Section 334-21, Table of Permitted Principal Uses.]
3. Case 105-5, 6 & 7 (3/27/08): Robert Demers, c/o GNM Corp, 172 Kinsley Street, Nashua, requests a Wetland Special Exception to allow installation of a water main within the 50 foot wetland buffer for property located at 315, 317 & 321 Derry Road, Hudson. [Map 105, Lots 5, 6 & 7, Zoned Business, HZO Article IX, Section 334-33, Wetland Conservation District.]

III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

IV. OTHER BUSINESS (REQUEST FOR REHEARING)

1. Aranosian Oil Company, Inc. c/o Robert Welts, Esq., PO Box 507, Nashua requests a rehearing of a Zoning Board of Adjustment decision, dated January 17, 2008, which denied a request for an Appeal from an Administrative Decision.

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