

MEETING AGENDA – February 28, 2008

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday February 28, 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

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

1. Case 221-8 (2/28/08, Deferred from 1/24/08): 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 198-25 (2/28/08, Deferred from 2/14/08): Aranisian Oil Company, Inc, c/o Robert Welts, Esq., PO Box 507, Nashua, requests an Appeal from an Administrative Decision issued by the Community Development Director dated August 21, 2007, which states that the electronically-changing freestanding sign located at 72 Lowell Road is in violation of the Hudson Zoning Ordinance. [Map 198, Lot 25, Zoned B, HZO Article XII, Section 334-60 H, Electronic-Changing signs.]
3. Case 175-36 (2/28/08, Case A Deferred from 1/24/08): Janice A. Kinville, 134 Ferry Street, Hudson, requests the following:
 - A. (Deferred from 1/24/08): An Area Variance to allow construction of a detached garage within the side-yard setback. 15 feet required, 10 feet proposed. [Map 175, Lot 36, Zoned Business, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
 - B. An Area Variance to allow construction of a detached garage within the front-yard setback. 30 feet required, 15 feet proposed. [Map 175, Lot 36, Zoned Business, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

4. Case 222-16 (2/28/08): Richard Cook, PO Box 1073, Lebanon, NH 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.]
- III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD
 - IV. OTHER BUSINESS
 - 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