

# MEETING AGENDA – January 28, 2010

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday January 28, 2010, 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. December 10, 2009

## II. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. Case 170-038 (1/28/10, Deferred from 12/10/09): SNF Construction, P.O. Box 63, Salem, NH, requests the following:
  - A. A Use Variance to allow construction of a parking lot within 2,390 square feet of the wetland buffer, an unpermitted use, for property located at 25 Constitution Drive. [Map 170, Lot 038, Zoned I, HZO Article IX, Section 334-33 B (2), Wetland Conservation District.]
  - B. A Wetland Special Exception to allow construction of a parking lot within 2,390 square feet of the wetland buffer and construction of a parking lot detention pond within 18,665 square feet of the wetlands, for property located at 25 Constitution Drive. [Map 170, Lot 038, Zoned I, HZO Article IX, Section 334-35 B (2), Wetland Conservation District.] **Note:** The Zoning Board of Adjustment granted this request on 08/27/09; a rehearing has been requested by Century Park, LLC, a direct abutter, challenging that decision.]
2. Case 190-053 (1/28/10, Deferred from 12/10/09): Edward Roy, 10 Porter Ave., Hudson, requests an Area Variance to allow expansion of an existing nonconforming structure, by permitting the construction of an addition within the front-yard setback. 30 foot front-yard setback required; 8.5-foot front-yard setback proposed. [Map 190, Lot 053, Zoned TR, HZO Article VIII, Section 334-29, Extension or enlargement of nonconforming uses.]
3. Case 200-40 (1/28/10): Denise True, 81 Bush Hill Road, Hudson requests the following:
  - A. An extension of an un-activated 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. An extension of an un-activated 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.]
4. Case 206-032, 207-003, 004, 005, 008, 213-001 (1/28/10): Michael and Rebecca Jarry, 143 Bush Hill Road, Hudson request a Variance for relief from the Hudson Zoning Ordinance Article XV, Section 334-82 (B) to allow the applicants the right to obtain application acceptance from the Planning Board within twelve months of the original grant of the Wetland Special Exception, where six months is required. A Wetland Special Exception was granted by the Zoning Board at their June 25, 2009 meeting. [Map 206, Lot 032, Map 207, Lots 003, 004, 005, 008, Map 213, Lot 001, Zoned G-1, HZO Article XV, Section 334-82 (B), Time limit.]

## III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. Case 160-105: 297 Central Street; request for a rehearing of a Wetland Special Exception and Use Variance granted on December 10, 2009 (requested by HinckleyAllenSnyder, LLP, abutter)

## VI. OTHER BUSINESS

## V. DISCUSSION OF ANY TOWN/STATE ACTIVITY OF INTEREST TO THE BOARD

---

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office