

## MEETING AGENDA – August 26, 2010

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday August 26, 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. June 24, 2010
2. July 22, 2010

### II. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. Case 190-187 (8/26/10, Deferred from 7/22/10): Manuel and Kathleen Sousa, 28 Lowell Road, Hudson, requests the following:
  - a. A Special Exception to allow the increase of the height for the proposed cell tower (80-feet allowed, 120-feet proposed) for the property located at 28 Lowell Road, Hudson. [Map 190, Lot 187, Zoned B, HZO Article XVIII, Section 334-101 (C), Antenna and mast height.]
  - b. A Variance to allow reduction of the fall zone limitation for the proposed free-standing cell tower for the property located at 28 Lowell Road, Hudson, from a linear distance equivalent to the height of the tower to a proposed distance of 27 feet. [Map 190, Lot 187, Zoned B, HZO Article XVIII, Section 334-102 (A), Fall zone calculation.]
2. Case 110-039 (8/26/10): Steven L. Chasse, 8 Christine Drive, Hudson, requests an extension of an un-activated Variance previously granted by the Zoning Board of Adjustment on August 27, 2009, to allow expansion of an existing non-conforming (manufacturing) use. [Map 110, Lot 39, Zoned Business, HZO Article VII, Section 334-29, Expansion or enlargement of non-conforming uses.]
3. Case 110-037 & 038 (8/26/10): B & D Land Development, 70 Old Derry Road, Hudson, requests an extension of an un-activated Variance previously granted by the Zoning Board of Adjustment on August 27, 2009, 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.]
4. Case 183-116 (8/26/10): Glenn and Charlene Forward, 4 Short Street, Hudson requests a Variance to allow the extension of the existing nonconforming structure by aligning the proposed addition with the existing front setback. [Map 183, Lot 116, Zoned R-2, HZO Article VIII, Section 334-29, Extension or enlargement of nonconforming uses.]

### III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

### IV. OTHER BUSINESS

1. Case 204-011 (8/26/10, Deferred from 7/22/10, Request for a Rehearing): Tammy Williamson, 14 Pelham Road, Hudson, requests a Variance to allow the existing dwelling to become a two-family dwelling without the proper amount of acreage; 43,560 square feet required, 9,748.9 square feet exists. [Map 204, Lot 011, Zoned R-2, HZO Article VII, Section 334-27, Table of Minimum Dimensional Requirements.]
2. Case 177-012 (8/26/10, Deferred from 4/22/10, Request for Deferral): Joseph Brunelle, 55 Kimball Hill Road, Hudson, requests a Variance to allow the existing shed to remain to the front of the main building. [Map 177, Lot 012, Zoned G, HZO Article VII, Section 334-27.1 (C), General Requirements.]

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

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William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office