

## MEETING AGENDA – October 28, 2010

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday October 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. August 26, 2010
2. September 9, 2010

### II. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. Case 193-037 (10/28/10, Deferred from 9/9/10): Lauri Ripaldi, 46 Bush Hill Road, Hudson, requests a Home Occupation Special Exception to allow a floral business to be located within the existing dwelling. [Map 193, Lots 037, Zoned G, HZO Article VI, Section 334-24, Home occupations.]
2. Case 222-005 (10/28/10): Rick, Wheeler and Brian Wheeler, DBA Hudson Cycle, PO Box 196, 71 Bridge Street, Pelham, requests the following:
  - a. An Appeal from an Administrative Decision issued by the Zoning Administrator dated August 2, 2010, which stated that a Variance is required for an off-premises sign for property located at 225 Lowell Road, Hudson. [Map 222, Lot 005, Zoned B, HZO Article XII, Section 334-60 (B), General Requirements.]
  - b. A Variance to allow 2 Flagstone Drive, Hudson off-premises advertisement on the sign located at 225 Lowell Road, Hudson. [Map 222, Lot 005, Zoned B, HZO Article XII, Section 334-60 (B), General Requirements.]
3. Case 198-126 (10/28/10): Daniel Bonhomme Jr., 8 Charbonneau Street, Hudson, requests an Accessory Living Unit within the existing addition, to be occupied by a family member. [Map 198, Lots 126, Zoned TR, HZO Article XIII A, Section 334-73.3, Accessory Living Units.]
4. Case 241-061 (10/28/10): Heather Bucknam, 40 Dracut Road, Hudson, requests a Variance to allow a proposed garage to be constructed within the front-yard setback. 50 feet required, 35.6 feet proposed. [Map 241, Lot 061, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

### III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

### IV. OTHER BUSINESS

1. Case 190-187 (10/28/10, Request for a Rehearing): Manuel and Kathleen Sousa, 18 Overlook Circle, Hudson, requests a Variance to allow a proposed 120-foot tall monopole in the Business zone, within 600 feet of a corridor and within 600 feet of residential uses, where only 100 feet is an allowed use. [Map 190, Lot 187, Zoned B, HZO Article XVIII, Section 334-96.1, Districts where conditionally permitted.]

### 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