

MEETING AGENDA – November 18, 2010

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday November 18, 2010, in the Community Development Conference Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). 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. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. Case 222-005 (11/18/10, Deferred from 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.]
2. Case 173-007 and 008 (11/18/10): Susanne Lindquist, Trustee, 44 Webster Street, requests the following:
 - a. An extension of an un-activated Variance to allow residential use of four proposed building lots within the Business zoning district for property located at 50 and 58 Webster Street, Hudson. [Map 173, Lots 007 and 008, Zoned Business and Town Residence, HZO Article V, Section 334-21, Table of Permitted Principal Uses.]
 - b. An extension of an un-activated Variance for the proposed creation of four residential building lots within the Business zoning district to have dimensional deficiencies of less than 150-feet of frontage for proposed lots 1, 2 & 4 and less than 30,000 square feet of buildable area within proposed lots 1, 2 & 4 for property located at 50 & 58 Webster Street, Hudson. Proposed buildable area of lot 1 is 15,924 square feet with 90-feet of frontage, lot 2 is 25,157 square feet with 120.58-feet of frontage, and lot 4 is 19,052 square feet with 95.04-feet of frontage. [Map 173, Lots 007 and 008, Zoned Business and Town Residence, HZO Article VII, Section 334-27, Table of Dimensional Requirements]
3. Case 234-038, 039 and 040 (11/18/10): Julie L. Jette, 4069 Trinidad Way, Naples, FL, requests a Special Exception to allow an outdoor paintball field within the Business zoning district, for the property located at 282, 284 and 286 Lowell Road, Hudson. [Map 234, Lots 038, 039, and 040, Zoned B, HZO Article V, Section 334-20, Table of Permitted Uses.]
4. Case 112-011 (11/18/10): Louis and Dawn Pilat, 2 Marie Lane, Hudson, requests a Variance to allow the existing shed to remain to the front of the main building. [Map 112, Lot 011, Zoned G-1, HZO Article VII, Section 334-27.1 (C), General Requirements.]

II. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. 2011 meeting dates

III. OTHER BUSINESS

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

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office