



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – October 27, 2011

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday October 27, 2011, 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. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 176-049 (10/27/11): VSH Realty, Inc., 100 Crossing Blvd., Framingham Ma., request the following for property located at 189 Central Street, Hudson (Cumberland Farms):
 - a. A Variance to allow an electronic sign to be located within the required 200-foot setback to any residential dwellings. [Map 176, Lot 049, Zoned B, HZO Article XII, Section 334-64 C (6), Freestanding business and industrial signs.]
 - b. A Variance to allow the proposed electronic sign to have the text be 24 inches in height where a maximum of 10 inches in height is allowed. [Map 176, Lot 049, Zoned B, HZO Article XII, Section 334-64 C (3), Freestanding business and industrial signs.]
2. Case 217-036 (10/27/11): Walter Mahan, 69 Burns Hill Road, Hudson, requests a Wetland Special Exception to allow construction of a proposed detached garage within the wetland buffer; 50 feet required, 28 feet proposed. [Map 217, Lot 036, Zoned R-2, HZO Article IX, Section 334-33, Wetland Conservation District.]
3. Case 117-004 (10/27/11): Leona L. Shanholtz, 99A Robinson Road, Hudson, requests a Variance to allow a proposed 10' x 14' shed to be located to the front of the main building. [Map 117, Lot 004, Zoned G-1, HZO Article VII, Section 334-27.1 C, General Requirements.]
4. Case 138-015 (10/27/11): Thomas M. Buja, 15 Forest Road, Hudson, request a Variance to allow construction of a proposed 28' x 28' detached garage within the side-yard setback; 15 feet required, 6.5 feet proposed. [Map 138, Lot 015, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

II. OTHER

1. Review of minutes for meeting of August 25, 2011.
2. Review of minutes for meeting of September 22, 2011
3. Discussion of Any Town/State Activity Of Interest To The Board

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office