



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – March 24, 2011

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday March 24, 2011, 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. February 24, 2011

II. **OTHER BUSINESS**

1. Public Hearing for Proposed Amendment of the ZBA Bylaws (HYC §143)

For the past year and a half, the members of the Zoning Board of Adjustment have been discussing proposed revisions of the Board's bylaws, mostly involving rearrangement of the existing regulations for clarity, together with some updating in response to changes of applicable New Hampshire Statutes by the State Legislature since the last revision of the bylaws. This will be the first of two public hearings for the purpose of ratifying the proposed amendments. A copy of the proposed version of the bylaws is available for inspection at the Community Development Department office at Town Hall.

III. **PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD**

1. Case 182-178 (3/24/11): Greater Nashua Habitat for Humanity, Eric Moore, Director, PO Box 159, Nashua, requests the following for the property located at 24 Adelaide Street, Hudson:
 - a. An Equitable Waiver to allow the existing dwelling to remain within the setbacks. [Map 182, Lot 178, Zoned TR, HZO Article VIII, Section 334-28, Nonconforming Uses, Structures and Lots.]
 - b. A Variance to allow a proposed 516 square-foot addition to be constructed within the side-yard setbacks; 3.8 feet proposed, 15 feet required, 22.4 feet proposed, 30 feet required. [Map 182, Lot 178, Zoned TR, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

IV. **DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD**

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

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office