



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – June 28, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday June 28, 2012, 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 174-079 (6/28/12): Scott and Linda Campbell, 25 Derry Street, Hudson, requests a Variance to allow the existing lot to be subdivided from one lot into two lots; the proposed second lot would have approximately 11,092 square feet of property with 87.17 feet of frontage off of Haverhill Street, where 90 feet of frontage is required. [Map 174, Lot 079, Zoned TR, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
2. Case 173-034 (6/28/12): Landmark Crossing, LLC, 11 Northeastern Boulevard, #140, Nashua, requests the following for the property located at 46 Derry Street:
 - a. A Variance to allow a 57" x 62" expansion to the existing nonconforming freestanding sign. [Map 173, Lot 034, Zoned TR, HZO Article VIII, Section 334-31, Alteration and expansion of nonconforming structures.]
 - b. A Variance to allow the expanded freestanding sign to be located 11 feet from Derry Street, where 25 feet is required. [Map 173, Lot 034, Zoned TR, HZO Article XII, Section 334-60 C and E, General Requirements.]

II. REVIEW OF MINUTES

1. May 24, 2012

III. OTHER

1. Discussion of Any Town/State Activity Of Interest To The Board

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office