



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – September 27, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday September 27, 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 204-040 (9/27/12): Scott Lambert, 10 Burns Hill Road, Hudson, requests the following:
 - a. An Equitable Waiver to allow the existing dwelling to remain with the front-yard setbacks. [Map 204, Lot 040, Zoned R-2, HZO Article VIII, Section 334-28, Nonconforming Uses, Structures and Lots.]
 - b. A Variance to allow the proposed 24' x 38' attached garage to be constructed within the front-yard setback, 26.4 feet proposed and construct a 8' x 18' farmer's porch within the front-yard setback, 30.2 feet proposed, where a 50 foot front-yard setback is required for both. [Map 204, Lot 040, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
2. Case 237-021 (9/27/12): Robert Lavoie, 42 Gowing Road, Hudson, requests a Home Occupation Special Exception to allow an office for the business of RS Fireworks, LLC to be ran out of the existing dwelling and also so the property can be listed as a place of business. [Map 237, Lot 021, Zoned TR, HZO Article VI, Section 334-24, Home Occupations.]
3. Case 123-001 (9/27/12): Brox Industries, Inc. 1471 Methuen Street, Dracut, Ma., requests a Wetland Special Exception for property located at 39 Old Derry Road, to allow a 7,780 square foot encroachment into the wetland buffer for construction of a haul road. [Map 123, Lot 001, Zoned G-1, HZO Article IX, Section 334-33, Wetland Conservation District.]
4. Case 251-010 (9/27/12): 75 River Road Realty Trust, Donald Nicolls, Trustee, 10 North Road, Chelmsford, Ma., requests a Wetland Special Exception for property located at 75 River Road, to allow a 6,534 square foot encroachment into the wetland buffer for the installation of a drainage system. [Map 251, Lot 010, Zoned G-1, HZO Article IX, Section 334-33, Wetland Special Exception.]

II. REVIEW OF MINUTES

1. July 26, 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