



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman      Ben Nadeau, Selectmen Liaison

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### MEETING AGENDA – November 8, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday November 8, 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 173-007 and 008 (11/8/12): Susanne Lindquist, Trustee, 44 Webster Street, requests the following:
  - a. An extension of an un-activated Variance to allow the 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]

#### II. REVIEW OF MINUTES

1. September 27, 2012

#### III. OTHER

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

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William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office