



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – February 26, 2015

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday February 26, 2015, 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 886-6008 OR TDD 886-6011.

The following items before the Board will be considered:

I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 222-018 (02-26-15): Demoulas Super Markets, 212 Lowell Road, Hudson, requests the following:
 - a. A variance from the literal provisions of the Hudson Zoning Ordinance Article VIII & IX of HTC Section 334-31(A) & 334-35 in order to permit the following changes or uses:

Section 334-31 – permit the alteration and expansion of a non-conforming structure, where a small portion of it is located in the Wetland Buffer portion of the Wetland Conservation District. The alteration and expansion involves (i) a proposed addition on the easterly side of the existing structure into the Wetland Buffer and a portion of an addition to the north of the building would be located in the Wetland Buffer.

Section 334-35 – to permit (i) additions to the existing structure (as detailed above) to be situated in the Wetland Buffer portion of the Wetland Conservation District and (ii) permit parking spaces, parking areas, drive aisles and related improvements to be located in the Wetland Buffer. [Map 222, Lot 018, Zoned B; HZO Article VIII & IX of HTC Section 334-31(A) & 334-35.]
 - b. A Wetland Special Exception from Article IX, Section 334-35, for the proposed wetland and wetland buffer impacts to make the associated improvements to the parking areas, drive aisles and walkways, traffic circulation improvements and service entrances at the site which improvements, together with the possible, future modest building additions, necessitate wetland and wetland buffer impacts. Approximately 3,800 square feet of the wetlands and approximately 47,221 square feet of the wetland buffer (including approximately 14,067 (+/-) square feet of impact area existing onsite today) would be impacted by the work. [Map 222, Lot 018, Zoned B; HZO Article VIII & IX of HTC Section 334-31(A) & 334-35.]
2. Case 190-007 (02-26-15): St. Mary's Bank (Sign Placement)– 3 Winnhaven Drive, Hudson, requests a variance from the literal provisions of the Hudson Zoning Ordinance Article 12 of HTC 334-64C(6) in order to have the placement of the proposed sign allowed within the 200 ft. radius of any residential buildings that are in the commercially zoned district. The two properties are 48 Lowell Road and 54 Lowell Road. [Map 190, Lot 007, Zoned B; HZO Article 12 §334-64 C (6).]

II. REVIEW OF MINUTES

1. January 22, 2015

III. OTHER

1. Discussion of any Town/State Activity of Interest to the Board.

Kevin W. Desmond, Zoning Administrator

Posted: Town Hall, Library, and Post Office