

MEETING AGENDA – March 25, 2010

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday March 25, 2010, 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. December 10, 2009
2. January 28, 2010

II. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

1. Case 173-056 (3/25/10): Geoffrey and Marilyn Freitas, 29 Webster Street, Hudson requests a Variance to allow parking of a vehicle in excess of 13,000 lbs. [Map 173, Lot 056, Zoned TR, HZO Article III, Section 334-15 (B) (2), Parking.]
2. Case 216-001 and 002 (3/25/10): Merrimac Real Estate Inv., LLC., PO Box 4251, Cleveland, TN, requests a Variance to allow expansion of an existing nonconforming structure within the front-yard setback, 50 feet required, 45.02 feet proposed, for property located at 203 and 205 Lowell Road, Hudson. [Map 216, Lot 001 and 002, Zoned Business, HZO Article VII, Section 334-27, Table of Dimensional Requirements and Article VIII, Section 334-31, Alteration and expansion of nonconforming structures.]
3. Case 179-010 (3/25/10): Daniel and Christine Greenwood, 124 Kimball Hill Road, Hudson, requests a Home Occupation Special Exception to allow a vehicle service and repair business to be conducted out of the existing detached garage. [Map 179, Lot 010, Zoned G-1, HZO Article VI, Section 334-24, Home occupations.]
4. Case 222-039 (3/25/10): Wendy Willard, 3 Colson Road, Hudson, requests a Home Occupation Special Exception to allow a childcare for a maximum of 12 children within the existing dwelling. [Map 222, Lot 039, Zoned R-2, HZO Article VI, Section 334-24, Home occupations.]

III. DISCUSSION OF CORRESPONDENCE BEFORE THE BOARD

VI. OTHER BUSINESS

1. Case 170-038: 25 Constitution Drive; request for a rehearing of a Use Variance and a Wetland Special Exception granted on January 28, 2010 (requested by HinckleyAllenSnyder, LLP, abutter)

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

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office