



TOWN OF HUDSON

Zoning Board of Adjustment



Maryellen Davis, Chairman Thaddeus Luszey, Selectmen Liaison

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MEETING AGENDA – MAY 26, 2016

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday May 26, 2016, in the Community Development Paul Buxton Meeting 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 182-153 (5-26-16) (Deferred from 5-12-16): Maryellen Davis, 14 Nathaniel Drive, Hudson, NH, requests an Appeal of a Zoning Administrative Decision issued by the Zoning Administrator dated 4-18-16, which states that the proposed Art School at 38 B Library Street, Hudson, NH, is a permitted use, but the change of category from D-31 to C-7 within the Table of Permitted Principle Uses would require a Site Plan review by the Planning Board. [Map 182, Lot 153, Zoned TR; HZO Article VII §334-30 & 31, Changes to or discontinuance of nonconforming uses & Alteration and expansion of nonconforming structures.]
2. Case 106-028 (5-26-16): Bob & Marlene Savoie, 6 Deblo Drive, Hudson, NH, request an Equitable Waiver to allow the existing garage to remain within the side-yard setback; 15-foot required, 11.1-foot proposed. Map 106, Lot 028, Zoned G-1; HZO Article VII §334-27, Table of Dimensional Requirements.]
3. Case 191-108 (5-26-16): Melissa Corson, 9 Coll Street, Hudson, NH, requests a Variance to allow the construction of an 80-square foot addition to the front of the existing, non-conforming, single-family structure. [Map 191, Lot 108, Zoned B; HZO Article VII §334-31A, Alteration and expansion of nonconforming structures.]
4. Case 165-147 (5-26-16): Charles Raz c/o Signs now NH & Cliff Antonell, PO Box 184, Pelham, NH, requests the following for the property located at 76 Derry Street, Hudson, NH.
 - a) An Appeal of a Zoning Administrative Decision issued by the Zoning Administrator dated 3-30-16, which states that the proposed LED changeable sign would be an alteration to the existing non-compliant sign, due to the change of the type of sign. Any alteration would need a Variance from the Zoning Board of Adjustment, per Zoning Ordinance §334-31A. [Map 165, Lot 147, Zoned B; HZO Article VII §334-31A, Alteration and expansion of nonconforming structures.]
 - b) A Variance to allow the replacement of a 40-square foot internally illuminated manually changeable sign, to a 40-square foot low voltage illuminated electronic changing sign that can be dimmed at night. [Map 165, Lot 147, Zoned B; HZO Article VII §334-31A, Alteration and expansion of nonconforming structures.]

5. Case 112-026 (5-26-16): David, Barbara, & Benjamin Baker, 69 Kienia Road, Hudson, NH, requests an Area Variance to allow an additional single-family dwelling unit located above the existing garage, in addition to an existing duplex on the lot. [Map 112, Lot 026, Zoned G-1; HZO Article VII §334-26, Reduction of requirements for mixed and dual uses.]

II. REVIEW OF MINUTES

- a. 12-10-15 Minutes
- b. 04-28-16 Minutes

III. REQUEST FOR REHEARING

IV. OTHER

Bruce Buttrick, Zoning Administrator

Posted: Town Hall, Library, and Post Office