



TOWN OF HUDSON

Zoning Board of Adjustment



Maryellen Davis, Chairman

Thaddeus Luszey, Selectmen Liaison

12 School Street · Hudson, New Hampshire 03051 · Tel: (603) 886-6008 · Fax: (603)594-1142

HUDSON ZONING BOARD OF ADJUSTMENT MEETING MINUTES June 9, 2016

Chairman Davis called this meeting of the Hudson Zoning Board of Adjustment to order at 7:30 PM on Thursday, June 9, 2016, in the Paul Buxton Meeting Room in the Town Hall basement.

Members

Present: Donna Shuman, Normand Martin, Jim Pacocha, Charles Brackett, Maryellen Davis

Members

Absent: None

Alternates

Present: Maurice Nolin, Gerald Dearborn, Kevin Houle

Alternates

Absent: None

Staff

Present: Bruce Buttrick, Zoning Administrator

Selectman

Liaison: Thaddeus Luszey (excused)

Case 191-108, 9 Coll Street, Requests a Variance (Deferred from 5/26/16)

Zoning Administrator Buttrick noted why the case was before the Board.

Melissa Corson, property owner, presented her case and read her application into the record.

Peter Tekin, 43 Melendy Road, came forward to support the applicant's case.

Paula Drouin, 6 Coll Street, is in favor of the Variance.

Mr. Pacocha asked a question about a second house on the property.

Mr. Brackett made a motion to grant.

Motion seconded by Mr. Pacocha.

Vote:

Mr. Brackett To Grant

Mr. Pacocha To Grant
Mr. Martin To Grant
Ms. Shuman To Grant
Ms. Davis To Grant

Vote 5-0 - Motion to grant Variance approved.

Case 124-060, 4 Terra Lane, Request for Special Exception for an Accessory Living Unit

Zoning Administrator Buttrick noted why the case was before the Board.

Alan Lambert, property owner, presented his case and read his application into the record.

Mr. Lambert noted the occupant would be Ann Boucher, mother-in-law of the applicant.

Mr. Nolin had a question regarding the dimension of the proposed unit and also about the two driveways on the property.

Mr. Lambert explained the home was purchased in 1990 and the two driveways were existing as the time of the purchase.

Mr. Brackett made a motion to approve.

Motion seconded by Mr. Pacocha.

Vote:

Mr. Brackett To Approve
Mr. Pacocha To Grant
Mr. Martin To Grant
Ms. Shuman To Grant
Ms. Davis To Grant

Vote 5-0 - Motion to approve.

Case 207-004, 143 Bush Hill Road, Request for a Variance

Zoning Administrator Buttrick noted why the case was before the Board.

Brad Westgate, Attorney for the applicant, presented the case.

Chairman Davis asked if this was ever before the Board.

Mr. Jarry, property owner, stated that a case came before the Board in the 1970's but he is not sure of the particulars.

A ten minute recess was called to allow Attorney Westgate to review notes of the previous case and Zoning Administrator Buttrick to search for Town files regarding the case.

Meeting resumed at 8:40 PM.

Members deliberated testimony from applicant's request for a Variance.

Mr. Brackett made a motion to approve.

Motion seconded by Mr. Pacocha, with proposed stipulation of requiring a subdivision plan for Lot 4 to bring both lots (4 and 4.1) to be conforming to the subdivision proposed if access is off Bush Hill Road and the public road which is made into the new subdivision.

Vote:

Mr. Brackett	To Approve
Mr. Pacocha	To Approve with Stipulation
Mr. Martin	To Grant
Ms. Shuman	To Grant
Ms. Davis	To Grant

Vote 5-0 - Motion to approve.

Case 165-13, 100 Derry Road, Request for a Variance

Zoning Administrator Buttrick noted why the case was before the Board.

Robin Lawrence, property owner, presented the case to the Board.

Members deliberated testimony from applicant's request for a Variance.

Mr. Martin made a motion to grant.

Mr. Brackett seconded.

Vote:

Mr. Martin	To Grant
Mr. Brackett	To Grant
Ms. Shuman	To Grant
Mr. Pacocha	To Grant
Ms. Davis	To Grant

Vote 5-0 - Motion to grant Variance approved.

Case 197-116, 8 Cedar Street:

Part A - Request for a Variance

Part B - Request for a Special Exception for an Accessory Living Unit

Normand Martin stepped down and Gary Dearborn was seated in Mr. Martin's place.

Issue came forward regarding notice of application – different map and lot numbers used.

Motion to continue the case by Mr. Dearborn.

Seconded by Mr. Brackett.

Vote:

Mr. Dearborn To Continue
Mr. Brackett To Continue
Ms. Shuman To Continue
Mr. Pacocha To Continue
Ms. Davis To Continue

Vote 5-0 - Motion passed to continue due to noticing errors by Town.

Part A - Request for a Variance

Scott Brackett came forward to present his case.

Members deliberated testimony from applicant's request for a Variance.

Mr. Brackett made a motion to grant.

Mr. Dearborn seconded.

Vote:

Mr. Brackett To Grant
Mr. Dearborn To Grant
Ms. Shuman To Grant
Mr. Pacocha To Grant
Ms. Davis To Grant

Vote 5-0 - Motion to grant Variance approved.

Part B - Request for a Special Exception for an Accessory Living Unit

Scott Brackett came forward to present his case.

Keith Morency, builder of the project, came forward to speak about the internal access to the ALU. He also answered other questions about the proposed build.

Ms. Shuman asked a question about the square footage of the home versus the ALU.

Members deliberated testimony from applicant's request for a Special Exception.

Mr. Brackett made a motion to grant with the stipulation of the ALU to be less than 1,000 square feet in size.

Seconded by Mr. Dearborn.

Vote:

Mr. Brackett To Grant

Mr. Dearborn To Grant
Ms. Shuman To Grant
Mr. Pacocha To Grant
Ms. Davis To Grant

Vote 5-0 - Motion to Grant Special Exception with stipulation approved.

Review of Minutes

Minutes of December 10, 2015 were discussed and amended.

Approved – Mr. Martin Seconded – Ms. Shuman

Motion carried 5-0

Minutes of May 12, 2016 were discussed and amended.

Approved – Mr. Martin Seconded – Ms. Shuman

Motion carried 5-0

Other Business

69 Kienia Road – discussion regarding notice to public.

Motion to adjourn at 10:55 PM by Mr. Martin, seconded by Ms. Shuman; motion carried 5-0.