



TOWN OF HUDSON

Zoning Board of Adjustment



Charlie Brackett, Chairman Marilyn E. McGrath, Selectmen Liaison

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MEETING AGENDA – April 25, 2019

The Hudson Zoning Board of Adjustment will hold a meeting on April 25, 2019, 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 7:00 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. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. Case 247-045-010 (4-25-19): Gabriele Vernacchio, 8 Lucier Park Drive, Hudson, NH requests a Home Occupation Special Exception to allow the medical fostering of dogs, which would allow the registration of their physical address and meet the licensing requirement with the State of NH. [Map 247, Lot 045-010, Zoned Town Residential (TR); HZO Article VI, §334-24, Home Occupations].
2. Case 169-011 (4-25-19): Stephen Hebert, 27 Windham Road, Hudson, NH requests an Equitable Waiver of Dimensional Requirement to allow a newly poured detached garage foundation that encroaches 2.6 ft. into the rear setback. [Map 169, Lot 011, Zoned Business (B); HZO Article VII §334-27, Table of Minimum Dimensional Requirements].
3. Case 198-157 (4-25-19): Tim and Mandy Powers, 36 Pelham Road, Hudson, NH requests a Variance to permit enlargement and rebuilding of existing front stoop to construct a 27'-7" x 8'-0" farmer's porch which will encroach in the front setback of the existing non-conforming structure, leaving resultant front setback of 8.45 ft. [Map 198, Lot 157, Zoned Town Residential (TR); HZO Article VIII §334-31 and Article VII §334-27, Alteration and expansion of non-conforming structures and Table of Minimum Dimensional Requirements].
4. Case 198-173 (4-25-19): Leroy & Denise Thompson, 140 Melendy Road, Hudson, NH requests a Variance to subdivide and create a new lot with insufficient frontage required to create a new flag lot with a shared driveway. [Map 198, Lot 173, Zoned General (G); HZO Article VII §334-27, Table of Minimum Dimensional Requirements].

IV. REVIEW OF MINUTES:

1. 04/11/19 Minutes

V. REQUEST FOR REHEARING: None

VI. OTHER:

1. OSI June 1, 2019 Spring Planning & Zoning Conference – registrations.
2. Continued discussion of possible ZBA Bylaws revisions regarding Clerk, Selectman's Rep. & Recorder duties.

Bruce Buttrick
Zoning Administrator