



TOWN OF HUDSON

Zoning Board of Adjustment



Charlie Brackett, Chairman Marilyn E. McGrath, Selectmen Liaison

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MEETING AGENDA – September 26, 2019

The Hudson Zoning Board of Adjustment will hold a meeting on September 26, 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 208-001 (deferred/continued from 7-25-19): Richard and Robin Sevigny, 161 Bush Hill Road, Hudson, NH requests an Appeal From An Administrative Decision of a Notice of Violation dated May 24, 2019 citing violations of two provisions in the Hudson Zoning Ordinance: §334-15B (2) Parking prohibited and §334-13 Junkyards prohibited; outdoor storage. [Map 208, Lot 001-000; Zoned General-One (G-1); HZO Article III, §334-15B(2) & §334-13].
2. Case 191-135 (9-26-19): Adam Gidley, owner of Salem Manufactured Homes LLC, Salem, NH, requests a prior Variance amendment for 3 Bay Street, Hudson, NH to correct clerical errors of a replacement manufactured home from 72 ft. x 16 ft. to 76 ft. x 16 ft. yielding a total square footage of 1,216 rather than 1,152 as previously stated on the Variance granted on 7/25/19. This Variance request is also to address the proposed site built decks of 4 ft. x 6 ft. and 10 ft. x 12 ft. [Map 191, Lot 135-000; Zoned Business (B); HZO Article VIII, §334-29 Extension or enlargement of nonconforming uses].
3. Case 198-038 (9-26-19): Victor A. Cote, 8 B St., Hudson, NH requests a Variance to allow an installed 12 ft. x 24 ft. above ground pool to remain, which encroaches ~ 6 ft. into the rear setback leaving ~ 9 ft. where 15 ft. is required. [Map 198, Lot 038-000; Zoned Town Residence (TR); HZO Article VII, §334-27 Table of Minimum Dimensional Requirements].
4. Case 222-039 (9-26-19): Margaret McQueeney, 3 Colson Rd., Hudson, NH requests a Variance to allow a second separate driveway for an existing Accessory Dwelling Unit. [Map 222, Lot 039-000; Zoned Residence-Two (R-2); HZO Article XIII Accessory Dwelling Units, §334-73.3G, Provisions].
5. Case 174-079-005 (9-26-19): Don Dumont, owner of Posey Investments, LLC., 195R Central St., Hudson, NH requests an Equitable Waiver of Dimensional Requirement for 7 Lee Way, Hudson, NH to allow a newly built foundation to encroach 6 inches into the side yard setback leaving 14.5 ft. where 15 ft. is required. [Map 174, Lot 079-005; Zoned Town Residence (TR); HZO Article VII, §334-27 Table of Minimum Dimensional Requirements].

6. Case 165-036 (9-26-19): John Colby, 11 Kenyon St., Hudson, NH requests a Variance to build an Accessory Dwelling Unit (ADU), porch and sunroom onto an existing nonconforming house/structure. The new porch addition encroaches 17.7 ft. leaving 12.3 ft. of front yard setback. The new ADU & sunroom encroaches 8.1 ft. leaving 21.9 ft. of front yard setback where 30 ft. is required. [Map 165, Lot 036-000; Zoned Town Residence (TR); HZO Article VIII, §334-31 Alteration and expansion of nonconforming structures and HZO Article VII, §334-27 Table of Minimum Dimensional Requirements].

IV. PUBLIC HEARING:

3rd Reading of proposed bylaws amendments.

V. REVIEW OF MINUTES:

1. 08/22/19 Minutes

VI. REQUEST FOR REHEARING: None

VII. OTHER:

1. Update of Zoning Ordinance Amendments proposed to Planning Board as result from 8/29/19 ZBA workshop mtg.

Bruce Buttrick
Zoning Administrator