



# TOWN OF HUDSON

## Zoning Board of Adjustment



Charlie Brackett, Chairman      David Morin, Selectmen Liaison

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### MEETING AGENDA – October 25, 2018

The Hudson Zoning Board of Adjustment will hold a meeting on October 25, 2018, 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. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD**

1. Case 190-188 (10-25-18): Eugene Quattrucci c/o Signs Now NH, Pelham, NH requests an Appeal From An Administrative Decision for VT Lowell Properties LLC, at 36 Lowell Rd., Hudson NH, to replace an existing non-conforming manual changeable copy board sign to an electronic LED changing message sign with an existing setback of approx. 12 ft. where 25 ft. is required. [Map 190, Lot 188, Zoned B; HZO Article VIII §334-31A, Alteration and expansion of nonconforming structures].
2. Case 197-075 (10-25-18): Patrick Albert, 3 Wyeth Drive, Hudson, NH, requests a Variance to build a 8 ft. by 26 ft. farmers porch in the front of the house which will encroach into the required 30 ft. setback by 2 feet 6 inches. [Map 197, Lot 075, Zoned TR; HZO Article VII §334-27, Table of Minimum Dimensional Requirements].
3. Case 253-020 (10-25-18): Todd and Jennifer Caron, 75 Schaeffer Cir, Hudson NH, requests a Variance to build a 1,000 square feet Accessory Dwelling Unit, where 750 square feet max is allowed. [Map 253, Lot 020, Zoned R-1; HZO Article XIII A, §334-73.3, Provisions].
4. Case 105-013 (10-25-18): Brenton Cole, of Keach-Nordstrom Associates, Bedford, NH requests two (2) variances at SL Chasse Steel, 3 Christine Drive, Hudson, NH, to: (A) change from an existing non-conforming use to another non-conforming use, and (B) to allow non-permitted uses. [Map 105, Lot 013, Zoned B; HZO Article VIII, §334-30, Changes to or discontinuance of nonconforming uses, and Article V, §334-21, Table of Permitted Principal Uses].
5. Case 190-038 (10-25-18): Deborah and Harold Freeman, 19 Andrews Ave, Hudson, NH requests three (3) Variances to maintain a replacement shed in the front and side setbacks. [Map 190, Lot 038, Zoned TR; HZO Article VIII §334-31, Alteration and expansion of non-conforming structures; Article VII

§334-27, Table of Dimensional Requirements, and Article VII §334-27.1C, General requirements].

**II. REVIEW OF MINUTES**

1. 09-27-18 Minutes

**III. REQUEST FOR REHEARING**

**IV. OTHER**

1. Review of new Legislative Laws
2. Proposed Zoning Ordinance amendments

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Bruce Buttrick  
Zoning Administrator

Posted: Town Hall, Library, and Post Office – 10/18/18