



TOWN OF HUDSON

Zoning Board of Adjustment



Charlie Brackett, Chairman Normand Martin, Selectmen Liaison

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

MEETING AGENDA – MAY 24, 2018

The Hudson Zoning Board of Adjustment will hold a meeting on May 24, 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 165-075 (5-24-18): Michael J. Baldacchino, 7 Merrimack Street, Hudson, NH, request a Variance to rebuild the existing front stairs with an increased setback 13'8" from the front yard setback, where 30 feet is required. [Map 165/Lot 075, Zoned TR; HZO Article VII §334-27 Table of Dimensional Requirements].
2. Case 200-003 (5-24-18): Ryan Reid, 11 Rumford Street, Lowell, MA, requests an Appeal From An Administrative Decision by the Zoning Administrator dated 04-11-18 for the property located at 89 Pelham Road, Hudson, NH, which states that the proposed "connector" roof structure between both buildings to satisfy the definition of a two family (duplex) will present a reasonable appearance, and will be in keeping with the neighborhood character. [Map 200, Lot 075; Zoned G, HZO Article II §334-6, Definitions, and HZO Article III §334-16.C.1, Building Permits – Conditions of issuance.]
3. Case 174-168 (5-24-18): Another Beautiful Day, LLC, c/o Attorney Jeffrey A. Zall, P.O. Box 3652, Nashua, NH, requests the following Variances at 3 Highland Street, Hudson, NH;
 - a) A Variance to allow a four (4) unit multi-family dwelling in a TR zoning district. [Map 174, Lot 168; Zoned TR, HZO Article V §334-20, Allowed uses provided in tables.]
 - b) A Variance to allow a four (4) unit multi-family dwelling on a lot consisting of 16,354 square feet buildable lot area where 58,560 square feet of buildable lot area is required. [Map 174, Lot 168; Zoned TR, HZO Article VII §334-27, Table of Minimum Dimensional Requirements.]

4. Case 174-119 (5-24-18): Kevin Allard of Pathway Homes, Inc., 79 Cortland Drive, Bedford, NH, requests a Variance at 76 Highland Street, Hudson, NH, to allow the subdivision of one residential lot into 2 residential lots consisting of 75 feet of frontage each, where 90 feet of frontage each is required. [Map 174, Lot 119; Zoned TR, HZO Article VII §334-27, Table of Minimum Dimensional Requirements.]

II. REVIEW OF MINUTES

1. 04-26-18 Minutes

III. REQUEST FOR REHEARING

1. Case 191-012 (Home Occupation – Approved with 1 stipulation 4-26-18), 14 Regina Street, Hudson, NH.

IV. OTHER

Bruce Buttrick
Zoning Administrator

Posted: Town Hall, Library, and Post Office – 5/18/18