



# TOWN OF HUDSON

## Zoning Board of Adjustment



Charlie Brackett, Acting Chairman

Normand Martin, Selectmen Liaison

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### MEETING AGENDA – APRIL 26, 2018

The Hudson Zoning Board of Adjustment will hold a meeting on April 26, 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 190-024 (4-26-18 Deferred from 3-22-18): Farhat Cheema c/o Welts, White & Fontaine, P.C., 29 Factory Street, Nashua, NH, request a Variance to allow two residential apartment uses (not permitted) and a mixed use allowing a convenience store and two residential apartments at 29 Lowell Road, Hudson, NH. [Map 190/Lot 024, Zoned B; HZO Article V §334-21 Table of Permitted Principal Uses & Article III §334-10 Mixed or dual use on a lot].
2. Case 191-012 (4-26-18): Jennifer Lebrun, 14 Regina Street, Hudson, NH, requests a Home Occupation Special Exception to allow a licensed home daycare in a Town Residence (TR) zoning district. [Map 191, Lot 012; Zoned TR, HZO Article VI §334-23, Special Exception.]
3. Case 185-049 (4-26-18): Brian and Lillian Paquette, 10 Bear Path Lane, Hudson, NH, requests a Variance to allow an above ground pool to be set 6.6 feet from the side yard setbacks, where 15 is required. [Map 185, Lot 049; Zoned G, HZO Article VII §334-27, Table of Dimensional Requirements.]
4. Case 172-018 & 022 (4-26-18): Turbo Realty, LLC by Patricia M. Panciocco, One Club Acres Lane, Bedford, NH, requests the following Variances at 15 & 17 Tolles Street, Hudson, NH;
  - a) A Variance to allow each vested use to take place within any Unit located on the property. [Map 172, Lots 018 & 022; Zoned TR, HZO Article VIII §334-30, Changes to or discontinuance of nonconforming uses.]
  - b) A Variance to allow uses that are not allowed in the TR zoning district. [Map 172, Lots 018 & 022; Zoned TR, HZO Article V §334-21, Table of Permitted Uses.]

- c) A Variance to allow uses not listed in the Table of Permitted Uses. [Map 172, Lots 018 & 022; Zoned TR, HZO Article V §334-20, Allowed uses provided in tables.]

**II. REVIEW OF MINUTES**

- 1. 03-22-18 Minutes

**III. REQUEST FOR REHEARING**

**IV. OTHER**

- 1. Election of ZBA Chair & Vice-Chair

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Bruce Buttrick  
Zoning Administrator

Posted: Town Hall, Library, and Post Office – 4/20/18