



# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Chairman

Marilyn McGrath, Selectmen Liaison

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### MEETING AGENDA – FEBRUARY 22, 2018

The Hudson Zoning Board of Adjustment will hold a meeting on February 22, 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 228-007 (2-22-18) (Case “a” Deferred from 1-25-18): Joel Kahn of BlueBird Storage, 1 Bayside Road, Greenland, NH requests the following Variances at 256 & 266 Lowell Road, Hudson, NH;
  - a) A Variance to allow the construction of a 3-story self-storage facility which is a non-permitted use at 256 & 266 Lowell Road, Hudson, NH. [Map 228/Lots 007 & 008, Zoned B; HZO Article V §334-20, Allowed uses provided in Table of Permitted Principal Uses].
  - b) A Variance to allow the construction of a major commercial project which is a non-permitted use in the Business (B) zoning district at 256 & 266 Lowell Road, Hudson, NH. [Map 228/Lots 007 & 008, Zoned B; HZO Article V §334-20, Allowed uses provided in Table of Permitted Principal Uses].
2. Case 186-020-005 (2-22-18): Robert & Alyson Bergeron, and Richard & Andrea Sevigny, 2 Kara’s Crossing Drive, Hudson, NH, request a Variance to allow the continued usage of an ADU that exceeds 750 square feet. [Map 186/Lots 020-005, Zoned G-1; HZO Article XIII A §334-73.3H, Accessory Dwelling Units Provisions].
3. Case 110-039 (2-22-18): SLC Development, LLC, 8 Christine Drive, Hudson, NH, requests the following Variances at 2 & 8 Christine Drive, Hudson, NH;
  - a) A Variance to allow the expansion of their existing SL Chasse Steel operation which is not a permitted use within the Business zoning district. [Map 110/Lot 039, Map 105/Lot 015, Zoned B; HZO Article VIII §334-29, Extension or enlargement of nonconforming uses].

- b) A Variance to allow the future expansion of their existing structural steel shop along Robinson Road and Christine Drive to encroach within the front yard setback along Robinson Road (36-feet where 50-feet is required). [Map 110/Lot 039, Map 105/Lot 015, Zoned B; HZO Article VIII §334-31, Alteration and expansion of nonconforming structures].
  - c) A Variance to allow the expansion of their existing structural steel shop along Robinson Road and Christine Drive to encroach within the front yard setback along Robinson Road (36-feet where 50-feet is required). [Map 110/Lot 039, Map 105/Lot 015, Zoned B; HZO Article VII §334-27, Table of Minimum Dimensional Requirements].
5. Case 168-108 (2-22-18): Justin & Meghan Gillen, 18 Frenette Drive, Hudson, NH, requests the following Variances for an addition to an existing single family residence;
- a) A Variance to allow the expansion to an existing nonconforming structure that encroaches within the 30-foot front yard setback. [Map 168/Lot 108, Zoned R-2; HZO Article VIII §334-31, Alteration and expansion of nonconforming structures].
  - b) A Variance to allow the proposed addition with a 2-car garage to be set within the side yard setback, where 15 feet is required. [Map 168/Lot 108, Zoned R-2; HZO Article VII §334-27, Table of Minimum Dimensional Requirements].

**II. REVIEW OF MINUTES**

- 1. 01-25-18 Minutes

**III. REQUEST FOR REHEARING**

**IV. OTHER**

- 1. ZBA application forms and fees.

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Bruce Buttrick  
Zoning Administrator