



TOWN OF HUDSON

Zoning Board of Adjustment



Normand Martin, Chairman

Marilyn McGrath, Selectmen Liaison

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MEETING AGENDA – December 14, 2017

The Hudson Zoning Board of Adjustment will hold a meeting on December 14, 2017, 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. Attorney-client (non-public) session (RSA 91-A:3 II(l)).

II. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 190-191 (deferred from 11-09-17): Joseph Maynard, 1F Commons Drive, Suite 35, Londonderry, NH, requests the following at 48 Lowell Road, Hudson, NH:

- a) A Variance to allow a non-permitted use of a two family residence to remain in a Business Zone. [Map 190 Lot 190, Zoned B; HZO Article V §334-21, Table of Permitted Principal Uses].
- b) A Special Exception to allow a 50% reduction for the residential area requirements (30,000 SQ. FT. to 15,000 SQ. FT.). [Map 190 Lot 190, Zoned B; HZO Article VI §334-26A, Reduction of requirements for mixed and dual uses; compatibility of uses].
- c) A Variance to allow the mixed use to have 118-feet of frontage and 112,600 SQ. FT. of land, where 300-feet of frontage is required. [Map 190 Lot 191, Zoned B; HZO Article III §334-10A (1 & 2) Mixed or dual use on a lot].
- d) A Variance to allow a free standing sign to be located in the setback (3-feet from the front property line) where 25-feet is required, and within the side-yard setback which is not allowed; HZO Article XII §334-60 (C) & (D), General requirements. [Map 190 Lot 191, Zoned B; HZO Article XII §334-60 (C & D), General requirements].

Case 190-191 (12-14-17):

- e) A Variance to allow a non-permitted use of outside vehicle storage for dealership overflow inventory, not to be displayed for retail purposes. [Map 190 Lot 191, Zoned B; HZO Article V §334-21, Table of Permitted Principal Uses].
2. Case 178-001 (12-14-17): Colin Jean, 64 McKean Street, Nashua, NH, requests a Variance at 60 Kimball Hill Road, Hudson, NH, to encroach 20-feet within the front-yard setback, where 50-feet is required. [Map 178 Lot 001, Zoned G; HZO Article VII §334-27, Table of Minimum Dimensional Requirements].

3. Case 230-025 (12-14-17): Christine Ellis, 46 Musquash Road, Hudson, NH requests A Home Occupation Special Exception to conduct a jewelry making business, including sales, storage, and shipping. [Map 230 Lot 025, Zoned R-2; HZO Article VI §334-24 Home Occupations].
4. Case 174-210 (12-14-17): Kim Camuso, 16 Oakwood Street, Hudson, NH requests a Home Occupation Special Exception to conduct a home office for an auto body repair business, which will be used as the mailing address for business correspondence. [Map 174 Lot 210, Zoned TR; HZO Article VI §334-24, Home Occupations].
5. Case 190-024 (12-14-17): Farhat Cheema, 2072 Washington Street, Newton, MA, Requests an Appeal of Zoning Administrator's Decision #2017-104, dated November 2, 2017, which states that the use as existing non-conforming single family at 29 Lowell Road, Hudson, NH, has been abandoned. [Map 190 Lot 024, Zoned B; HZO Article VIII §334-30, Changes to or discontinuance of nonconforming uses and Article XV §334-81, Appeals].

III. REVIEW OF MINUTES

1. 10-26-17 Minutes
2. 11-09-17 Minutes

IV. REQUEST FOR REHEARING

1. Case 228-007 (variance for use denied 10-26-17) 256 & 266 Lowell Road.

V. OTHER

1. Discussion of any Town/State activity of interest to the Board.



Bruce Buttrick
Zoning Administrator