



TOWN OF HUDSON

Zoning Board of Adjustment



Normand Martin, Chairman

Marilyn McGrath, Selectmen Liaison

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MEETING AGENDA – November 9, 2017

The Hudson Zoning Board of Adjustment will hold a meeting on November 9, 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. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 190-191 (10-26-17 deferred): Joseph Maynard, 1F Commons Drive, Suite 35, Londonderry, NH requests at 48 Lowell Road, Hudson, NH (Map 190 Lot 191), Zoned (B) Business the following:
 - A) A Variance to allow a non-permitted use; HZO Article V §334-21 Table of Permitted Principle Uses.
 - B) A Special Exception to allow reduction of requirements for mixed uses; HZO Article VI §334-26 A, Reduction of requirements for mixed and dual uses.
 - C) A Variance to allow mixed or dual use; HZO Article III §334-10 Mixed or dual use on a lot.
 - D) A Variance to allow a sign within setbacks; HZO Article XII §334-60 (C) & (D), General requirements.

2. Case 174-186 (11-09-17): Ana D Rousseau, 9 Hayward Place, Hudson, NH requests at 9 Haywood Place, Hudson NH (Map 174 Lot 186), Zoned (TR) Town Residential the following:
 - A) A Variance to alter (expand up) an existing non-conforming structure's roof from flat to pitched roof; HZO Article VIII §334-31A Alteration and expansion of non-conforming structures.
 - B) A Variance to encroach 16" more within the required front setback, leaving 13'-1", where 30 ft. is required; HZO Article VII §334-27 Table of Minimum Dimensional Requirements.

3. Case 216-018-013 (11-09-17): Lois Mitchell, 14 Partridge Circle, Hudson, NH requests:
A Home Occupation Special Exception to conduct an artist home business at 14 Partridge Circle, Hudson NH [Map 216 Lot 018-013, Zoned (R-2) Residential Two; HZO Article VI §334-24 Home Occupations].

II. REVIEW OF MINUTES

10-26-17 minutes

III. REQUEST FOR REHEARING

IV. OTHER

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

Bruce Buttrick
Zoning Administrator

Posted: Town Hall, Library, and Post Office – 10/31/17