



# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Chairman

Marilyn McGrath, Selectmen Liaison

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### MEETING AGENDA – October 26, 2017

The Hudson Zoning Board of Adjustment will hold a meeting on October 26, 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 197-128 (10-26-17): Matthew Keller, 32 Cedar Street, Hudson, NH, requests a Variance to build an Accessory Dwelling Unit larger than the 750 sq. ft. maximum allowed at 32 Cedar Street, Hudson, NH. [Map 197, Lot 128, Zoned (TR) Town Residential; HZO Article XIII A §334-334-73.3H, Provisions].
2. Case 191-116 (10-26-17): James Allard, 26 Cherokee Ave, Nashua, NH, requests a Variance to change an existing non-conforming use to another non-conforming use at 23 Roosevelt Ave, Hudson, NH. [Map 191, Lot 116, Zoned (TR) Town Residential and (B) Business; HZO Article VIII §334-30 Changes to or discontinuance of non-conforming uses].
3. Case 228-007 (10-26-17): Joel Kahn, 1 Bayside Road, Greenland, NH requests:
  - A) A Variance to allow a non-permitted use at 256 & 266 Lowell Road, Hudson, NH. [Map 228, Lots 007 & 008, Zoned (B) Business; HZO Article V §334-20, Allowed uses provided in tables].
  - B) A Variance to allow a building height exceeding 38 feet at 256 & 266 Lowell Road, Hudson, NH. [Map 228, Lots 007 & 008, Zoned (B) Business; HZO Article III §334-14, Building Height].
  - C) A Wetland Special Exception to allow permanent wetland buffer impact of 15,154 sq. ft. at 256 & 266 Lowell Road, Hudson, NH.

[Map 228, Lots 007 & 008, Zoned (B) Business; HZO Article IX §334-35 B (2), Uses within Wetland Conservation District].

4. Case 190-191 (10-26-17): Joseph Maynard, 1F Commons Drive, Suite 35, Londonderry, NH requests:
  - A) A Variance to allow a non-permitted use at 48 Lowell Road, Hudson, NH [Map 190 Lot 191, Zoned (B) Business; HZO Article V §334-20 Allowed uses provide in tables].
  - B) A Variance to allow a sign within setbacks at 48 Lowell Road, Hudson, NH [Map 190 Lot 191, Zoned (B) Business; HZO Article XII §334-60 (C) & (D), General requirements].

**II. REVIEW OF MINUTES**

10-12-17 minutes

**III. REQUEST FOR REHEARING**

**IV. OTHER**

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

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Bruce Buttrick  
Zoning Administrator

Posted: Town Hall, Library, and Post Office – 10/16/17