



TOWN OF HUDSON

Zoning Board of Adjustment



Maryellen Davis, Chairman

Thaddeus Luszey, Selectmen Liaison

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HUDSON ZONING BOARD OF ADJUSTMENT MEETING MINUTES June 2, 2016

CALL TO ORDER

Chairman Davis called this meeting of the Hudson Zoning Board of Adjustment to order at 6:17 PM on Thursday, June 2, 2016, at the Hudson Town Hall.

Members

Present: Charles Brackett, James Pacocha, Maryellen Davis

Members

Excused: Normand Martin, Donna Shuman

Alternates

Present: Gerald Dearborn, Maurice Nolin, Kevin Houle

Alternates

Absent: None

Staff

Present: Bruce Buttrick, Zoning Administrator

Selectman

Liaison: Thaddeus Luszey (excused)

Case 112-026 (6-2-16) (Deferred from 5-26-16): David, Barbara & Benjamin Baker, 69 Kienia Road, Hudson, NH requests an Area Variance to allow an additional single-family dwelling unit located above the existing garage in addition to an existing duplex on the lot. [Map 112, Lot 026, Zoned G-1; HZO Article VII §334-26, Reduction of Requirements for Mixed and Dual Uses.]

The group proceeded to the site.

Ms. Davis seated Mr. Dearborn in place of Mr. Martin and Mr. Nolin in place of Ms. Shuman.

Seated members were: Mr. Brackett, Mr. Pacocha, Mr. Dearborn, Mr. Nolin and Ms. Davis.

The purpose of the meeting was to review the current structures on the property, what the purpose / use of each building was and what zoning relief the applicants needed to request to make the parcel and / or the building conform to the Hudson Zoning Ordinance.

The property currently contains three structures classified for the purpose of this site walk as Building A, B and C – not all of which have been permitted by the Town.

The Zoning Board toured the property and the interiors and exteriors of each building noting the following:

69 A Kienia Road:

Structure is currently a duplex having a residential use by the property owners and the owner's father. There is building permit on file to allow the duplex structure.

- First floor of each unit is main living space consisting of kitchen, living and bathroom areas. Owner's unit has a den area with a door to the outside. This is not an attached secondary living unit but space that is integrated into the main living area.
- Second floor of each unit are bedrooms / bathroom.
- Basement of owner's unit is finished as a family room with a wet bar (sink only) and living room space. There was evidence of one person temporarily staying in that area but there was no separate entrance from the outside, no bathroom or cooking facilities.

Home owner testified that this is a family member staying temporarily.

69 B Kienia Road:

Structure is currently a multi-bay garage on the first floor housing antique cars, a boat and a few "off-road" vehicles with space above being use by the homeowner as a workshop. There is a building permit on file to allow the garage / space above structure but it appears it was never completely signed off by the Town.

The second floor workshop contained an office space (with desk, file cabinets, etc.) an area for wood working (with table saws and various tools) and storage of car parts, seats, etc. The second floor is heated by wood stove only and there was a half bath.

There was no furniture, cooking facilities, etc. to suggest any type of living arrangement.

69 C Kienia Road:

Structure is currently a multi-bay garage on the first floor with space above. This structure was never permitted by the Town.

The first floor is housing two cars (1 antique, 1 late model), various car parts, tools, etc. This area is being used by the homeowner and his father to work on his cars as a hobby. They do not have a license as a car dealer to sell cars. The homeowner stated they do not repair cars; they tinker on them as a hobby.

The space above the garage is a 3 bedroom / 1 bathroom living space currently being used by the homeowner's daughter, son-in-law and two children. There are two forms of egress from the building, neither come from the garage. Access is from the outside only.

Homeowner testified this structure was built three years ago with no intent to house a business or to be used as rental property. It is used for the sole enjoyment of the property owners and their immediate family.

The second floor was originally storage but due to health and income issues of the daughter was converted to a living space. Never intended to be income or rental space and will be returned to a storage area when the daughter and family leave.

Overall, the entire site is serviced by one septic system designed for five bedrooms.

Discussion followed on what was needed in order to have the property comply with current zoning.

The Zoning Administrator will help the applicant with the various applications that will be required for the June 23rd meeting.

This site will also need building inspections completed and maybe Planning Board site plan approval.

Mr. Brackett made a motion to defer the hearing until June 23, 2016; seconded by Mr. Pacocha.

Vote:

Mr. Brackett	To defer until June 23 rd
Mr. Pacocha	To defer until June 23 rd
Mr. Dearborn	To defer until June 23 rd
Ms. Nolin	To defer until June 23 rd
Ms. Davis	To defer until June 23 rd

Motion carried 5-0

Motion to adjourn at 7:06 PM by Mr. Brackett; all in favor, ayes have it.

Meeting closed at 7:06 PM, June 2, 2016.

Maryellen Davis, Chairman